# AMENDED STATEMENT OF JUSTIFICATION DSP-20031

APPLICANT/

CONTRACT PURCHASER: York Acquisitions, LLC

c/o Aspen Heights Partners

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Charlotte, North Carolina 28226

OWNERS: Realty Development LLC

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College Park, Maryland 20740

ATTORNEY/

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REQUEST: Detailed Site Plan pursuant to Section 27-285(b) of the

Zoning Ordinance with requested modifications to the Development District Standards pursuant Section 27-

548.25(c) of the Zoning Ordinance in order to accommodate the development of a mixed-use multifamily student housing project (comprising two buildings) in the MUI/DDO Zone.

# I. <u>DESCRIPTION OF PROPERTY</u>

- 1. Addresses 4205 and 4206 Knox Road, College Park, Maryland 20740.
- 2. Proposed Use A total of 129 multifamily dwelling units (88 units in Building 1 and 41 units in Building 2) for student housing and approximately a total of 2,078 gross square feet of commercial/retail space (1,055 square feet in Building 1 and 1,025 square feet in Building 2) in two (2) buildings.
- 3. Election District 21.
- 4. Lots Lots 57, Block H and Parcel A, Block G.
- 5. Total Area 0.846 acres (Lot 57 is 0.22 acres and Parcel A is 0.626 acres)
- 6. Tax Map & Grid 33/B-3 and B-4.
- 7. Location Located on the north (Building 1) and south (Building 2) side of Knox Road, at the intersection with Guilford Drive.
- 8. Zone M-U-I & D-D-O
- 9. Overlay Zone DDOZ within the 2010 *Approved Central US 1 Corridor Sector Plan and Sectional Map Amendment*
- 10. Zoning Map 209NE04
- 11. Incorporated Area College Park
- 12. Archived 2002 General Plan Tier Developed
- 13. General Plan Growth Policy Established Communities.

#### II. NATURE OF REQUEST

York Acquisitions, LLC (hereinafter the "Applicant") is requesting the approval of a Detailed Site Plan to construct a total of 129 multifamily dwellings for student housing and approximately 2,078 square feet of commercial/retail space in two (2) buildings as follows:

- Building 1: approximately 88 dwelling units and 1,055 square feet of commercial/retail space; and
- Building Two: approximately 41 dwelling units and 1,025 square feet of commercial/retail space.

In addition, the Applicant is requesting limited modifications to the Development District Standards contained in the 2010 *Approved Central US 1 Corridor Sector Plan and Sectional Map Amendment* (hereinafter "Sector Plan").

#### III. APPLICANT'S PROPOSAL

The subject property is located at 4205 and 4206 Knox Road, College Park, Maryland 20740, which are currently improved with two multi-unit apartment buildings for student housing totaling 9,731 square feet of GFA. Based on property tax records, the property has been improved with this development and use since at least 1965. The existing structures will ultimately be razed. The total area of the property is 0.846 acres, and is known as Lot 57, Block H and Parcel A, Block G, of the Lord Calvert Manor Subdivision, as reflected on a plat recorded in Plat Book WWW 41 at Page 100. This Detailed Site Plan (DSP-20031) is being submitted to accommodate the development of 129 multifamily residential dwelling units (for student housing associated with the University of Maryland) and 2,080 square feet of commercial/retail space in two (2) buildings. Parking will be provided via a parking garage beneath Building One (4206 Knox Road). Modifications to the parking standards as well as other development standards are requested for Aspen - Maryland multifamily development. The requested amendments are discussed in Section VI of this statement.

It should be noted that the applicant is a national multifamily and student housing developer and manager headquartered in Austin, Texas with a billion dollar portfolio since being founded in 2006. Specifically, the applicant has been dedicated to the development of a unique and innovative platform with an emphasis on creative designs that connect with the community. The combination of quality construction and development with pioneering sales and marketing techniques, as well as world-class costumer service for its residents, has enabled the applicant to build a strong track record within the multifamily and student housing sectors. Indeed, the applicant has thirty-four (34) different projects (including six (6)) that are currently under construction throughout the United Stated, which make up more than thirty (30) different markets.

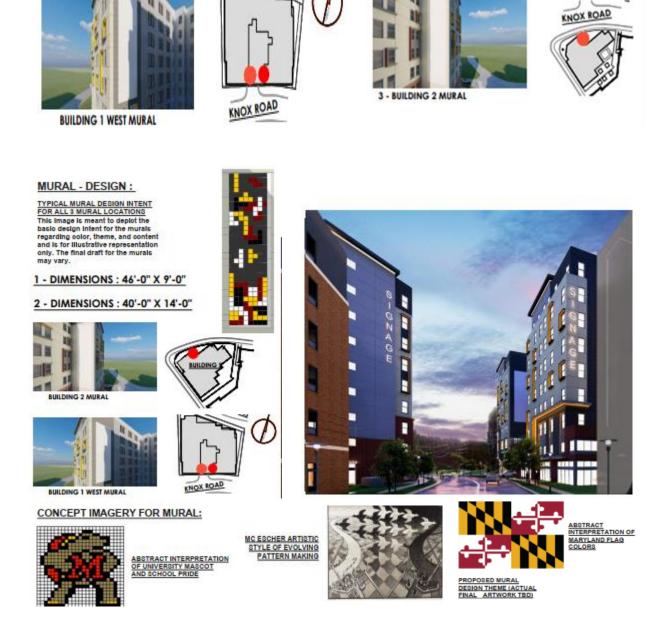


#### **DESIGN FEATURES**

The site plan proposes one point of vehicular access from Knox Road into the garage for Building 1. The redevelopment of this site will create a mixed-use environment within the Walkable Node and Walkable Node (University) character area that will provide a total 129 multifamily student housing units located adjacent to the University of Maryland campus. The project is located on the north and south side of Knox Road, at the intersection with Guilford Drive and immediately adjacent to the University of Maryland to the north. For that reason, great detail, time, and expense have gone into the design development, material selection and forward-thinking building systems of the proposal submitted herewith. The project's clean lines, simple forms, contemporary color and artistic style will become a cohesive part of the revitalized downtown College Park area. The building façades will contain a combination of sustainable materials such as brick veneer, hard-coat stucco, fiber cement siding, and metal siding. Building mounted signage is proposed on the southern façade of Building One at the pedestrian and garage entry and at the south east corner and on the northern façade at the pedestrian entry and north east corner of Building Two. Both structures will be strategically constructed using progressive technologies and precise manufacturing to maintain a sustainable and innovative base for our design.

The exterior character of both buildings includes a stunning contemporary palette of colors that pay homage to both the state and the university (sleek neutral tones with red brick at the base and touches of yellow and red throughout the design). The red brick will act to ground the buildings while the upper stories are presented above using a subtle gridded arrangement on the facades as a gesture to the geometries found in the terrapin shell as well as the Maryland state flag overlaid on the structural grid skeleton. Accent bands of light are provided to highlight the façade and canopies in an effort to elevate the experience during the day as well as evening. Building 1 and Building 2 both indicate a minimum of one (1) foot step back between the 8th and 9th residential levels. In addition to providing a façade step back, the building design for Building 1 purposefully and strategically utilizes a "U-shape" opening to Knox Road in order to provide more relief and activation along the street edge. Similarly, Building 2, although within the Walkable Node – University Character Area, has been designed with a "saw-tooth" façade along Knox Road in order to create both building relief and pedestrian activation zones (outdoor seating, landscaped areas, and entry plaza).

Locations for building murals are proposed as strategic elements occurring on both buildings to weave the community together and to celebrate the life and culture of the City of College Park, the University of Maryland, and the pride of Maryland heritage.



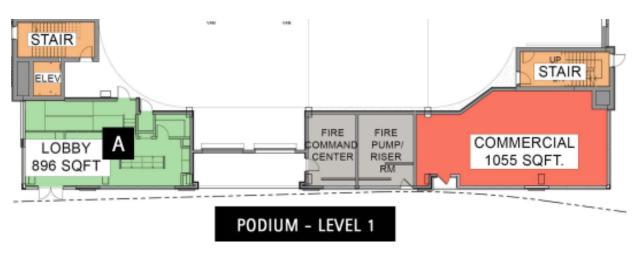
Combining the North and South parcels, there will be a new artistic life emerging that will revitalize and strengthen the Knox Road community. Through strategic mixed-use growth and artistic expression woven throughout, these two parcels will no longer be a dividing line, but a unifying element for decades to come.

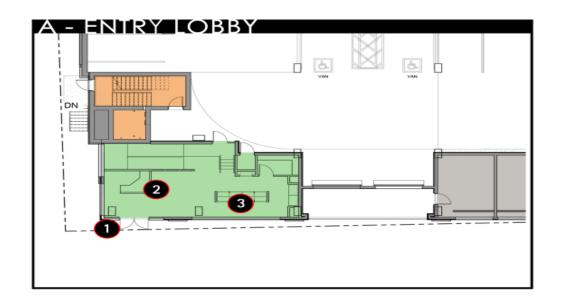
Project highlights include the following:

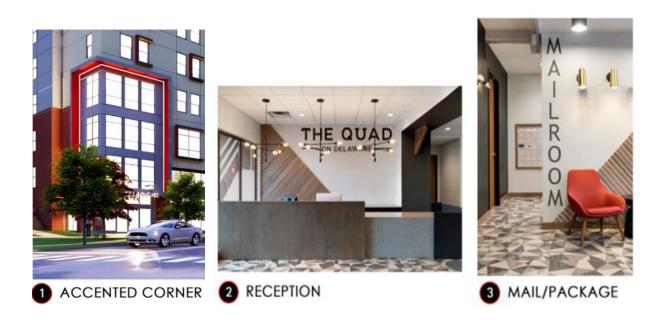
- Redevelopment of the last remaining old and outdated student housing buildings on Knox Road with new modern development adjacent to the University of Maryland;
- Multiple indoor and outdoor amenity areas in including, but not limited to, upscale residential lounges, contemporary clubhouse, state-of-the-art fitness center, and swimming pool with sun deck;
- Diverse floorplans with modern layout and in-demand unit finishes;
- Sleek and modern building elevations and design to revitalize and energize this portion of the Knox Road corridor;
- On-site management staff to provide best-in-class resident care and customer service;
- Premier security measures including access-controlled buildings, common areas, units, and bedrooms;
- Secured bike storage;
- Residential courtyard, fire table, bistro lighting and outdoor living areas;
- Study/Collaboration areas;
- 2,080 square feet of commercial/retail space; and
- Streetscape improvements to include upgraded sidewalks, pocket park and outdoor seating area for retail space.

Conceptual prospective and details of the private and public amenity spaces that are intended to be constructed concurrently with the construction of the building include the following:

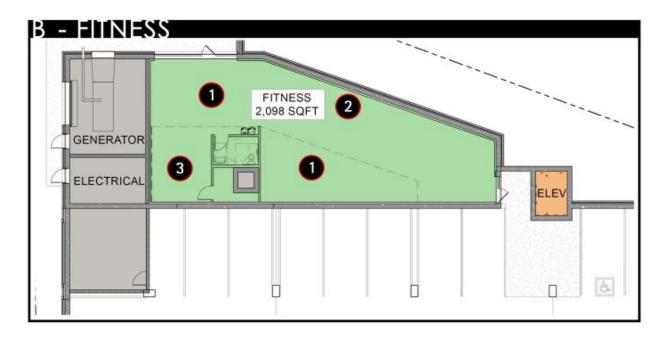
# BUILDING ONE FIRST FLOOR RESIDENTIAL LOBBY AND COMMERCIAL/RETAIL SPACE



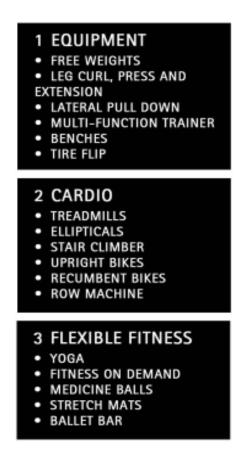


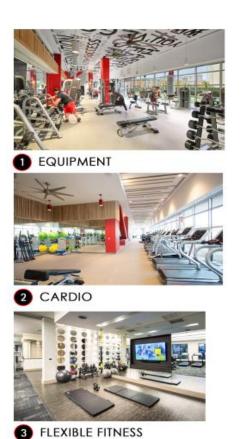


**BUILDING ONE GYM / FITNESS CENTER (AMENITY)** 

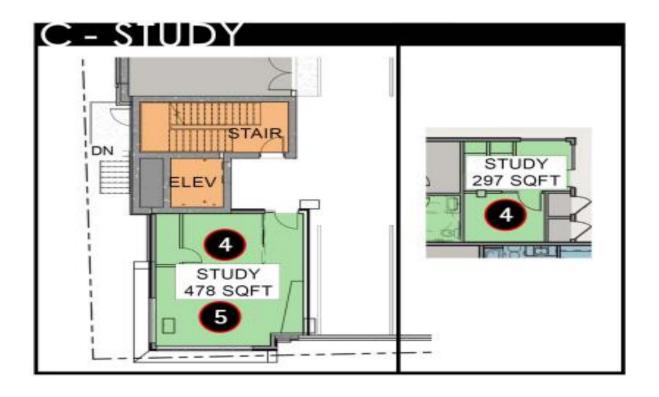


Above the structured parking, there will be a dedicated Fitness Facility on the Lehigh Road side (approximately 2,098 SF) with Cardio, Weights, Equipment, and Stretching.





# **BUILDING ONE STUDY/COLLABORATION AREA**



- **5 COMPUTER**
- COMPUTER STATIONS
- PRINTER
- LOUNGE SEATING WITH LAPTOP TABLES
- 4 COLLAB ROOM
- TV
- CONFERENCE TABLE WITH POWER
- DRY-ERASE BOARD



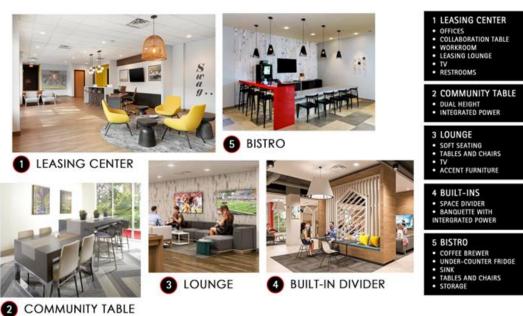




4 COLLAB ROOM

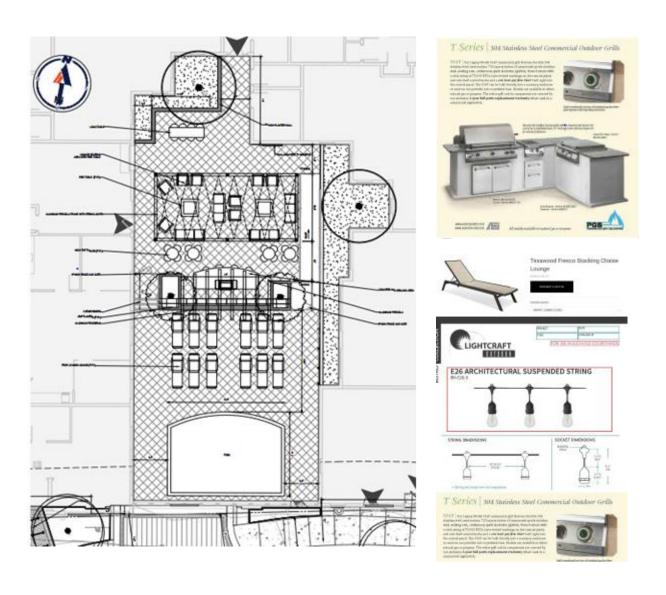
# **BUILDING ONE LEASING & LOUNGE AREA**





Only a couple floors up from the Residential Lobby, the elevator will open to a Residential Lounge area (approximately 2,328 SF) that will provide a Café/Bistro areas as well as a dedicated Study/Collaboration Area, which will be adjacent to the Residential Courtyard (approximately 2,300 sf) with private pool, fire table, Bistro lighting and outdoor living area for

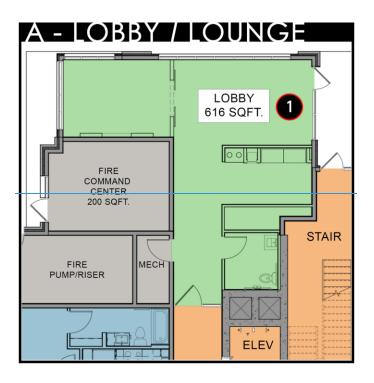
both buildings to enjoy. A perforated mesh railing will separate the pool and pool seating area from the rest of the Courtyard.







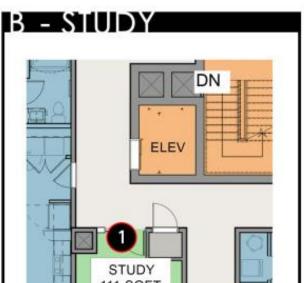
# BUILDING TWO RESIDENTIAL LOBBY / LOUNGE / STUDY/COLLABORATION **AREAS**



- 1 LOBBY / OPEN STUDY
- LOUNGE SEATING
   TABLES AND CHAIRS
   STUDY ROOM
   MAIL ROOM



- 1 LOBBY / OPEN STUDY
- 1 COLLAB ROOM
- COMPUTER STATION
- SOFT SEATING WITH
- LAPTOP TABLES
- DRY-ERASE BOARD





Study Rooms located on each Residential Floor.

# Perspectives of the proposed development are as follows:



View looking northeast from the intersection of Knox Road and Guildford Drive. Building 1 is on the left and Building 2 is on the right.



View looking southeast from the intersection of Knox Road and Guilford Drive. Building 1 is on the left and Building 2 is on the right.



View looking south on Knox Road. Building 1 is on the right and building 2 is on the left.



View looking southwest from Lehigh Road (Builing 1).

# IV. COMMUNITY

The subject property is located in Planning Area 66, Councilmanic District 3, within the City of College Park. More specifically, the site is located on the north and south side of Knox Road, at the intersection with Guilford Drive. The property is located in the Mixed Use-Infill ("M-U-I") Zone and is subject to the Development District Overlay ("D-D-O") Zone standards found in the 2010 *Approved Central US 1 Corridor Sector Plan and Sectional Map Amendment* ("Central Us 1 Corridor Sector Plan and SMA" or "Sector Plan"), and is further located in the Walkable Node (Building 1) and the Walkable Node University (Building 2) Character Areas.

The subject property is surrounded by the following uses:

*North*: Lands owned by the University of Maryland in the R-R Zone.

South: Knox Road and Guilford Drive, and beyond, student housing apartments and the Hope Evangel Lutheran Church of College Park in the M-U-I/D-D-O and R-55 Zones, respectively.

East: Student housing apartments in the M-U-I Zone. (Note, Building 1 is adjacent to property that is the subject of DSP-19054, The Hub; and Building 2 is adjacent to property that is the subject of DSP-13025, Terrapin ROW).

West: Student housing in the R-55 Zone owned by the University of Maryland

Indeed, the 2010 Central US 1 Corridor Sector Plan and SMA rezoned the subject property from the R-18 Zone to the M-U-I Zone (SMA Change No. 13) to "allow for a mix of uses and a walkable, transit-oriented pattern of development in keeping with the recommendations of the sector plan for walkable nodes. In addition, the subject properties are in close proximity to the University of Maryland and represent a prime opportunity for additional student housing within walking distance to the University." The requested DSP is in fulfillment of this recommendation, as this DSP capitalizes on the location of the property being contiguous to the University of Maryland campus. The applicant's design for Building 1 includes a pedestrian access that connects to Lehigh Road, facilitating immediate pedestrian accessibility for the residents of Aspen - Maryland to the campus. The varying grades along Lehigh Road allow for multiple entry points along the north side of Building 1 allowing access to Fitness, Bike Parking, Vehicular Parking, as well as the Residential Elevator serving all levels for easy access for all Private Residents. The Pedestrian experience continues to the Knox Road frontages for both Building One and Two as they both provide Residential and Retail opportunities that allow for an urban edge to actively engages the topography of the site in a way that reflects the hierarchy of the architectural program by giving prominence to the pedestrian experience while also complimenting the use of the surrounding midrise residential developments. The main pedestrian entrance to the residential and retail areas for both buildings includes a large canopy as well as hardscape and landscape designed for outdoor seating, plantings, and engagement along the street edge, all while being located in close proximately to the existing Terrapin Row walkway and crosswalk, enhancing an activity zone. The sidewalk and adjacent landscape areas compliment the surrounding buildings and create an improved walkability factor by only allowing one curb cut while eliminating two existing curb cuts to create a more continuous sidewalk. Decorative pavers have been added to the building entrance areas and plaza areas.

# V. GENERAL CRITERIA FOR DSP APPROVAL

Section 27-285. Planning Board Procedures.

### (b) Required findings.

(1) The Planning Board may approve a Detailed Site Plan if it finds that the plan represents a reasonable alternative for satisfying the site design guidelines, without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use:

COMMENT: The plan does represent a reasonable alternative for satisfying the site design guidelines. The site design guidelines are found in the Sector Plan, the intent of which is to regulate the design and character of the Central US 1 Corridor. "The purpose of these standards is to shape high-quality public spaces with buildings and other physical features to create a strong sense of place for College Park and the University of Maryland, consistent with the land use and urban design recommendations of the Sector Plan." (Sector Plan at p. 227). These standards "are intended as a supplement to the existing zoning regulations for the Central US 1 Corridor." (*Id.*). "All new development and redevelopment of existing structures within the

DDOZ shall comply with the development district standards and the general intent and goals of the US 1 Corridor Sector Plan." (*Id.* at p. 223).

#### VI. <u>D-D-O ZONE REQUIREMENTS</u>

The Sector Plan defines long-range land use and development policies, detailed zoning changes, design standards, and a Development District Overlay (D-D-O) Zone for the US 1 Corridor area. The land use concept of the sector plan divides the corridor into four inter-related areas consisting of: walkable nodes, corridor infill, existing neighborhoods, and natural areas, for the purpose of examining issues and opportunities and formulating recommendations. Detailed recommendations are provided for in six distinct areas within the sector plan: Downtown College Park, the University of Maryland, Midtown, Uptown, Autoville and Cherry Hill Road, and the Hollywood Commercial District. The overall vision for the Central US 1 Corridor is a vibrant hub of activity highlighted by walkable concentrations of pedestrian and transit-oriented mixed-use development, the integration of the natural and built environments, extensive use of sustainable design techniques, thriving residential communities, a complete and balanced transportation network, and a world-class educational institution.

The sector plan recommends mixed use residential land uses for the subject property (*see* Map 8, page 60). These land uses are described on page 57 of the Sector Plan. The walkable node character area consists of higher-density mixed-use, buildings that accommodate retail, offices, row houses, and apartments, with emphasis on nonresidential land uses, particularly on the ground level. The proposed development of approximately 129 multifamily dwellings for student housing and approximately 2,080 square feet of commercial/retail space (envisioned as an eating or drinking establishment) in two buildings is in conformance with the land use recommendations of the Sector Plan. Moreover, the subject property is within the M-U-I Zone, which permits mixed-use multifamily residential dwellings units and commercial/retail uses, by right. Moreover, and pursuant to Section 27-546.18(b), since a mix of residential and commercial uses are proposed in each building on each lot or parcel, the approved site plan will set out the regulations to be followed. This results in needed flexibility in density and other regulations not specifically covered by the Sector Plan, which facilitates redevelopment that is responsive to the Sector Plan and the reasons why the property was placed in the M-U-I Zone.

The proposed development is located in the Walkable Node (Building 1) and Walkable Node (University) (Building 2) Character Area, as shown on the diagram on page 61 of the Sector Plan, and on Map 27 on page 230. As mentioned previously, the Walkable Node and Walkable Node (University) Character Area consists of higher-density mixed-use, buildings that accommodate retail, offices, row houses, and apartments, with emphasis on nonresidential land uses, particularly on the ground level. The applicant contends, and despite any requested modifications that are necessary to facilitate the development, that the proposed development is in substantial conformance with the intent of the Walkable Node and Walkable Node (University) areas to serve as a transition from the University of Maryland campus. Moreover, the proposed development not only serves as a transition from the University of Maryland to the surrounding existing student housing, and beyond to the commercial uses to the east and southeast, but also helps to ensure consistency in size, scale, and context with the surrounding development. Indeed, the proposed buildings compliment the use of the surrounding midrise

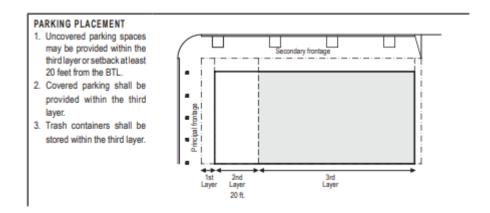
residential developments and proposed high-rise developments. The design actively engages with the topography of the site in a way that reflects the hierarchy of the architectural program by giving prominence to the pedestrian experience.

In addition to the general criteria outlined above, additional findings for a Detailed Site Plan in the Development District Overlay Zone are set forth in Section 27-548.25(b) of the Zoning Ordinance. That section provides that in order to approve a DSP in the D-D-O Zone, the Planning Board must find that the site plan meets applicable development district standards. However, Section 27-548.25(c) provides that an applicant may request, and the Planning Board may apply, development standards that differ from the D-D-O Standards so long as the "alternate D-D-O Standards will benefit the development and the Development District, and will not substantially impair implementation of the . . . Sector Plan." (Emphasis added). In essence, unless there is a substantial impairment, which is a very high standard, the alternate D-D-O Standard(s) needed to facilitate the development and the District will be deemed to be in conformance with the intent of the character area; and thereby, is in conformance with the Sector Plan.

The submitted application and the justification materials provide the basis needed to deviate from a limited number of development district standards in order to accommodate the proposed development on the subject property. These modifications to applicable standards are discussed as follows (all page numbers reference the sector plan) and, unless otherwise requested below, and as depicted on Sheet A-2, the DDO standards are met:

#### WALKABLE NODE

#### - Parking Placement

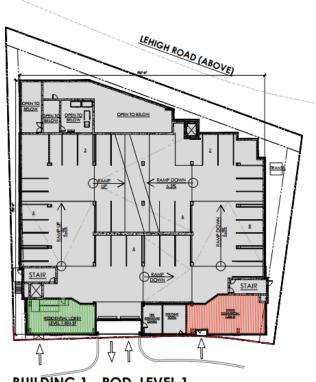


COMMENT: In the abundance of caution, the applicant is requesting a modification to the standard since the covered parking (which is covered, internal structured parking, and comprises of underground and podium parking) is technically, at the second podium level, in the second layer.

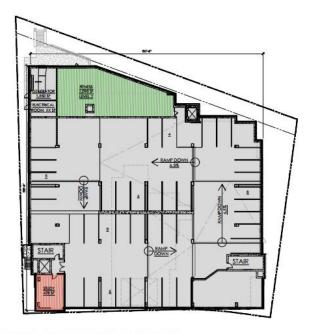


SITE/BUILDING SECTION DIAGRAM 3

Within the Walkable Node Character Area, covered parking shall be provided in the third layer (minimum 20 feet from the building face). The applicant requests a modification to allow a portion of the proposed parking to be located within the second layer of the building, with the majority of parking provided in the third layer. The covered parking is not a stand-alone parking structure, but rather integrated into the building's design. The parking is fronted by the residential lobby and retail at the street level portion of the building (i.e., podium level 1), but at podium level 2 has five (5) spaces in the second layer that are directly behind the front wall. See below:



BUILDING 1 - POD. LEVEL 1



**BUILDING 1 - POD. LEVEL 2** 

The proposed design seeks to accommodate the quantity of parking and mix of uses required by the standards. This amendment will benefit the development and the development district by allowing this property to provide sufficient parking and will not substantially impair implementation of the sector plan, since the street level podium (i.e., podium 1) adheres to the standard, and the building design and architecture treatment at podium level 2 satisfies the purpose and intent of the standard by ensuring that no covered parking spaces are visible from the principal frontage, as depicted below:



#### **BUILDING FORM**

#### - Building Height – Walkable Node (Page 234) (Building One)

COMMENT: The Walkable Node Character Area provides that the principal building height shall be a maximum of 6 stories and a minimum of 2 stories. An amendment/modification to this development standard is requested. Nine (9) stories are proposed (the actual building height is 101'-6" at the Knox Road frontage and 79'0" at the Lehigh Road frontage). Moreover, the building's massing is designed to reflect its surroundings, and are not out of character. Below is a view depicting the cross section between the developments on the north side of the subject property, with the proposed building to demonstrate how this development is compatible with the existing development on Lehigh Road.

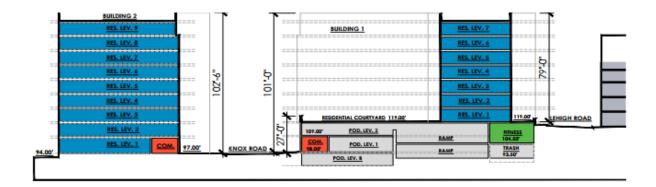


Specifically, the proposed building compliments the use of the surrounding midrise residential developments and proposed high-rise development. The design actively engages with the topography of the site in a way that reflects the hierarchy of the architectural program by giving prominence to the pedestrian experience. The main pedestrian entrance to the residential and retail areas includes a large canopy and is located in close proximately to the existing Terrapin Row walkway and crosswalk, enhancing an activity zone. This Activity Zone is further accentuated by the physical balance along the Knox Road frontage created by both Buildings rising to a 9-story height, forming a much stronger Urban Edge than if they were varying heights per zoning limits. The sidewalk and adjacent landscape areas compliment the surrounding buildings and create an improved walkability factor with the elimination of two existing curb cuts, creating a more continuous sidewalk. The varying grades along Lehigh Road allow for multiple entry points along the north side of Building One allowing access to Fitness, Bike Parking, Vehicular Parking, as well as the Residential Elevator serving all levels for easy access for all Private Residents as they go back and forth from campus to the north.

Moreover, and as mentioned, this portion of the subject property (for Building 1) is contiguous to the University of Maryland campus, yet, oddly, the property was not placed in the Walkable Node (University) ("WNU") Character Area of the Sector Plan. This is confounding, especially considering the fact that the property on the south side of Knox Road (i.e., Building 2) was placed in the WNU Character Area – despite the fact that this property is not contiguous to the University of Maryland campus.



It is illogical why property which is contiguous with the University of Maryland campus, was placed in the WN Character Area and not the WNU Character, while property on the south side of Knox Road – not contiguous with the University of Maryland was placed in the WNU Character Area. This is relevant to the applicant's request for a height modification since the WNU Character Area allows up to 10 stories compared to the WN Character Area, which only allows 6 stories. The applicant contends that its requested height modification, to allow Building 1 to be 9 stories, will not substantially impair the Sector Plan, since the property is contiguous with the University of Maryland campus, and should be in the WNU Character Area. Indeed, given that property on the south side of Knox Road was placed in the WNU Character Area despite it not being contiguous with the University was a mistake. In other words, the sector plan, as adopted, as you move south from the campus across Knox Road and across Guildford Road, allows 6 stories (WN), then 10 stories (WNU), back down to 4 stories (CI). This is confounding. Instead, and given the grades and the existing development on the University of Maryland side, allowing the modification requested herein not only ensures higher density where the Sector Plan desires it, at the doorstep of the University, but it will also create a more cohesive roof line of buildings as you move south, instead of the up and down effect that would otherwise be required by the differing character areas. Since Building 2 is in the WNU and is also proposed to be 9 stories, which does not require a modification to the standard, the applicant contends that restricting the height of Building 1 to 6 stories will create an imbalanced corridor given the topography, existing development, and view sheds at the intersection of Knox Road and Guilford Drive. That is, as depicted below, as proposed, both Buildings 1 and 2 create balance and symmetry for the corridor.



Moreover, and as depicted above and in the DSP plan sheets, the applicant is proposing a step-back in the building architecture at the eighth floor, as recommended in the Sector Plan at page 237. This further reduces the massing of the building and justifies the requested modification for Building One.

Finally, it is worth noting that the University of Maryland is supportive of this type of modification to the height restriction. The University believes students should live close to campus. One cannot get closer to campus than Aspen - Maryland. Basic tenets of smart growth are curbing urban sprawl and encouraging sustainability. The University has a goal of carbon neutrality by the Year 2050. One way to achieve that important goal is to increase the access and appeal of the campus for pedestrians. Providing the most student housing in the best, most pedestrian-friendly locations, advances this goal.

For these reasons, and given the sufficient modification made to the building elevations to provide a step-back at level 7 along with the changes in the building materials at levels 8 and 9, the applicant contends that the requested modification will benefit the development and the Development District, and will not substantially impair implementation of the Sector Plan.

#### - Step-back Transitions and Landscape Buffers (Page 238)

COMMENT: The Walkable Node and Walkable Node (University) Character Area provides that where the proposed development is across the street from existing residential there should be step-back transitions and buffers. However, this proposed development is for multifamily student housing, and the existing residential development bordering the property on the south and east is also multifamily student housing. Indeed, the WN and WNU Character area consists of higher-density mixed-use, buildings that accommodate retail, offices, row houses, and apartments, with emphasis on nonresidential land uses, particularly on the ground level. That is precisely what exists on the adjacent developed properties. For that reason, the applicant contends that the requested amendment from this requirement should be approved, as it does not substantially impair the implementation of the Sector Plan or the District.

#### - Parking (Page 239) (Building One and Building Two)

COMMENT: The number of parking spaces required in the Sector Plan area is specified and any deviation from the standard requires a modification of the development district standard. The

number of required parking spaces within the Walkable Node and Walkable Node (University) Character Area for a mixed-use residential project is 1.2 shared parking factor. Based on the proposed uses, the required number of parking spaces for this development is 113 total spaces. The applicant is proposing a total of 99 parking spaces within a subterranean parking garage in Buildings One, which are 14 spaces short of the requirement. Therefore, the applicant is requesting a modification to the development district standard to allow the proposed number of parking (i.e., 99 total parking spaces).

Although the applicant's proposed parking is less than that which is required, the parking garage(s) have been designed to provide safe and efficient vehicular and pedestrian circulation within the site – with parking spaces designed within an integrated parking garage to be located under the use that it serves. It must be noted that the total bicycle parking spaces required for this development is 44 spaces. However, the applicant is providing 130 total bicycle parking spaces, which is 86 spaces over the requirement. The internal bicycle parking spaces will be in a secured (accessed only by key fob for residents) room, and all corridors will be monitored by security cameras. In addition, the applicant recently revised the DSP to include exterior bike racks in close proximity to the building entrances – in the plaza areas of both buildings. These additional exterior bike racks will accommodate a total of 10 additional bike parking spaces. Further, given the close proximity to the University of Maryland Campus and the site's location within downtown College Park (including the City's parking garage on Knox Road), the applicant contends that the location of the property lends itself to pedestrian walkable routes, and providing less vehicular parking and more bicycle spaces is more practical – especially given the pedestrian access connecting the development to Lehigh Road. Simply put, a use that provides less parking in the Walkable Node and Walkable Node (University) Character Area than that which is required should be encouraged and not discouraged, as the same encourages pedestrian activity and alternate modes of transportation including ride share (e.g., Lyft, Uber, bike share, and scooters). Students today, unlike when the Sector Plan was adopted ten years ago, simply do not rely on cars like they once did. Given the location of the subject property is contiguous with the University of Maryland campus and is within walking distance to existing infill commercial areas along Baltimore Avenue, the applicant contends that the modification to deviate from the required number of parking is warranted, and it will not substantially impair the Sector Plan or development.

Finally, it must be noted that the University of Maryland supports and encourages this type of modification to the parking standard. Another related sustainability goal of the University is to encourage the use of transportation other than personal automobiles. To that end, the University thinks parking should be kept to a minimum. The University's robust bus shuttle service and their joint bike share program with the City of College Park encourages and allows transportation options other than automobiles. A mere stone's throw away from the Aspen – Maryland site, Bozzuto Development and Willard Retail are under construction of a mixed use project that will include 61,000 square feet of new retail that will include grocery and restaurant options, further enhancing the walkability of Aspen - Maryland.

For these reasons, the applicant contends that the requested modification will benefit the development and the Development District, and will not substantially impair implementation of the Sector Plan.

#### - Structured Parking (Page 243)

COMMENT: The applicant is requesting a modification to this development standard. The Sector Plan states that "parking structures shall be set back a minimum of 50 feet from the property lined of all adjacent thoroughfares." The garage is the lower three levels of the Building One. The building is setback 10 feet from the north property line (Lehigh Road), 4 feet from the west property line, 1 foot from the south property line (Knox Road), and 5 feet from the ease property line, in conformance with building placement standards. The property consists of only 0.626 acre, and varies in depth from approximately 130 feet to 180 feet, so the strict application of the 50 foot setback for structured parking would render this property undevelopable. Such an outcome would contradict the purpose of placing the property in the M-U-I Zone through the SMA. Simply stated, it is not feasible to comply with this particular standard under these circumstances. Therefore, the applicant requests an amendment to this requirement, as it will not substantially impair the implementation of the Sector Plan.

#### ARCHITECTURAL ELEMENTS

#### - Signage (Page 254-255) (Building One and Building Two)

COMMENT: The applicant does not believe that a modification to this standard is required, but is including in its requested modifications in the abundance of caution. The Sector Plan states that "Signs shall be externally lit from the front with a full-spectrum source. Internal and backlighting are permitted as an exception only for individual letters or numbers, such as for channel letter signage (panelized backlighting and box lighting fixtures are prohibited). The proposed signage located at the top of the southeast corner of Building 1 and the north elevation of Building 2 is proposed to be internally illuminated with LED lights, but will be channel lettering, which is permitted to be internally illuminated. The applicant contends that in order for this sign to be viewed from this distance, it must be internally lit. The design, however, complies with the allowance to be internally illuminated, as the sign design utilizes channel letters.



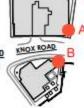




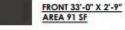
ARIAL BOLD FONT



DIMENSIONS: 33'-0" X 3'-0"
3" DEEP ALUMINUM RETURNS
1" TRIM CAP WITH WHITE ACRYLIC FACES RETURNS AND TRIM CAP TO MATCH SW6990 INTERNALLY ILLUMINATED WITH WHITE LEDS FACE ILLUMINATED CHANNEL LETTERS -



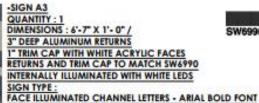
SENIGH ROAD (ABOVE)















SW6990



2 - BLD. 1 - RESIDENTIAL LOBBY ENTRANCE



1 - BLD. 1 - COMMERCIAL LOBBY ENTRANCE



4 - BLD. 2 - COMMERCIAL LOBBY ENTRANCE

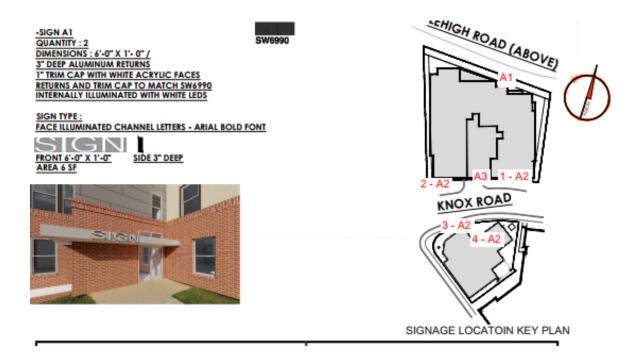


3 - BLD. 2 - RESIDENTIAL LOBBY ENTRANCE

-SIGN A2 QUANTITY: 4 DIMENSIONS : 11'-0" X 1'- 0" / 3" DEEP ALUMINUM RETURNS 1" TRIM CAP WITH WHITE ACRYLIC FACES RETURNS AND TRIM CAP TO MATCH SW6990 INTERNALLY ILLUMINATED WITH WHITE LEDS SIGN TYPE: FACE ILLUMINATED CHANNEL LETTERS -ARIAL BOLD FONT







Moreover, the allowable signage area is met, as follows:

SIGNAGE ORDINANCE REQUIREMENTS BUILDING 2: BUILDING 1: KNOX ROAD KNOX ROAD SF ALLOWED: 228SF (10% COMMERCIAL SF) SE ALLOWED: 174 SE SF PROPOSED: 120 SF SF PROPOSED: 126 SF TOTAL PAINTED MURAL SF: 1000 SF ( ALLOWED TOTAL PAINTED MURAL SF: 740SF (ALLOWED TO EXCEED 10% COMMERCIAL SF) TO EXCEED 10% COMMERCIAL SF) LEHIGH ROAD SF ALLOWED: 118 SF SF PROPOSED: 6 SF

### SUSTAINABILITY AND THE ENVIRONMENT

#### - LEED Certification (page 256)

COMMENT: Within Walkable Nodes, all development shall obtain a minimum of silver certification in one of the applicable LEED rating systems. Although the Applicant does not intend to pursue LEED certification, it does intend to meet the certification criteria of the National Green Building Standard (NGBS) at the silver level. As previously determined by the Planning Board, in general, both NGBS and LEED are green building rating systems that set standards and scoring criteria for evaluating energy performance measures associated with the construction and operation of new, or renovated buildings.

The Planning Board has previously determined that while there are some differences, both ranking programs require evaluation of similar building systems and design features to determine efficiency levels and apply a score. Although the Applicant will seek NGBS certification, this development standards specifically requires LEED certification only. Thus, the

applicant is requesting a modification to this standard to allow NGBS silver certification instead of LEED. The applicant contends that this amendment will benefit the development and the development district by providing green design techniques and will not substantially impair implementation of the Sector Plan. The applicant will provide an NGBS matrix and documentation that it is equal to the LEED silver certification.

Regardless of the requested modification, the applicant's design, as illustrated on the Architectural Plans, includes a unique and iconic design that provides exterior and architectural façades being comprised of high quality and attractive materials that include glass, brick, and metal. The building design, with enhanced details of all of the building materials, will provide a variety of building forms with a unified, harmonious use of materials and styles. Masonry and fiber cement systems are the primary building material for both buildings, as encouraged in the DDO. A metal panel system is used to compliment the brick. The metal panels are expressed with steel channels running horizontally at level lines. Architectural grade metal framed window wall systems make up the fenestration of the façade. Further, although certain details have not yet been finalized, the applicant's development satisfies various LEED checklist items including:

- Infill development that takes advantage of existing infrastructure and the site location to basic community services including public transportation;
- Programmable Thermostats;
- Energy-Efficient Lighting with LED Bulbs;
- Donation of Unused Materials;
- Low-E Glazing Windows;
- Low VOC (Volatile Organic Compounds) Paints;
- Energy-Efficient Appliances and Heating and Cooling;
- Environmentally-Friendly Refrigerant;
- Accessible Bike Storage;
- Low-Flow Water Fixtures;
- Pedestrian Focused Development;
- Online Paperless Leasing;
- Recycling Programs;
- Corporate Participation in Green Causes;
- Donation of Items Left by Residents.

#### VII. PURPOSES OF DETAILED SITE PLANS

The purposes of a detailed site plan (DSP) are provided in Section 27-281(b) and (c) of the Zoning Ordinance, and as follows:

#### (b) General purposes.

#### (1) The general purposes of Detailed Site Plans are:

(A) To provide for development in accordance with the principles for the orderly, planned, efficient, and economical development contained in the General Plan, Master Plan or other approved plans; (B) To help fulfill the purposes of the zone in which the land is located; (C) To provide for development in accordance with the site design guidelines established in this Division; and (D)To provide approval procedures that are easy to understand and consistent for all types of Detailed Site Plans.

COMMENT: The US 1 Corridor Sector Plan and Sectional Map Amendment rezoned the subject property from the R-18 Zone to the M-U-I Zone (Change Number 13) to "allow for a mix of uses and a walkable, transit-oriented pattern of development in keeping with the recommendations of the sector plan for walkable notes. In addition, the subject properties are in close proximity to the University of Maryland and represent a prime opportunity for additional student housing within walking distance to the University." The requested DSP is in fulfillment of this recommendation, as this DSP capitalizes on the location of the property in proximity to the University of Maryland campus. The applicant's design includes a pedestrian connection that connects the north side of the subject property directly with Lehigh Road, facilitating immediate pedestrian accessibility for the residents of Aspen - Maryland to the campus. Thus, while the south side of Building 1 will create an urban edge on the north side of Knox Road, the rear (or north side) fronts onto the campus – creating direct access to the same. In addition, the main pedestrian entrance to the residential and retail areas in both buildings include a large canopy and is located in close proximately to the existing Terrapin Row walkway and crosswalk, enhancing an activity zone. The sidewalk and adjacent landscape areas compliment the surrounding buildings and create an improved walkability factor with the elimination of large expansive curb cuts, creating a more continuous sidewalk.

The Applicant contends that the Detailed Site Plan is substantially in conformance with the design principles of the *Central US 1 Corridor Sector Plan* and, as such, conforms to the general purposes of a detailed site plan.

#### VIII. PURPOSES OF THE M-U-I ZONE

Section 27-282(b)(1)(B) of the Zoning Ordinance provides that a detailed site plan needs to "fulfill the purposes of the zone in which the land is located." As indicated previously, the subject property was comprehensively rezoned in 2010 by the Sectional Map Amendment from the R-18 Zone to the M-U-I Zone. The purposes of the M-U-I Zone are provided in Section 27-546.15(a) and (b) as follows:

- (a) The general purpose of the M-U-I Zone is to permit, where recommended in applicable plans or requested by a municipality, a mix of residential and commercial uses as infill development in areas which are already substantially developed. The M-U-I Zone may be approved on properties which adjoin developed properties or otherwise meet plan recommendations and which have overlay zone regulations requiring site plan review, or on property owned by a municipality which requests the zone.
- (b) The specific purposes of the M-U-I Zone are:

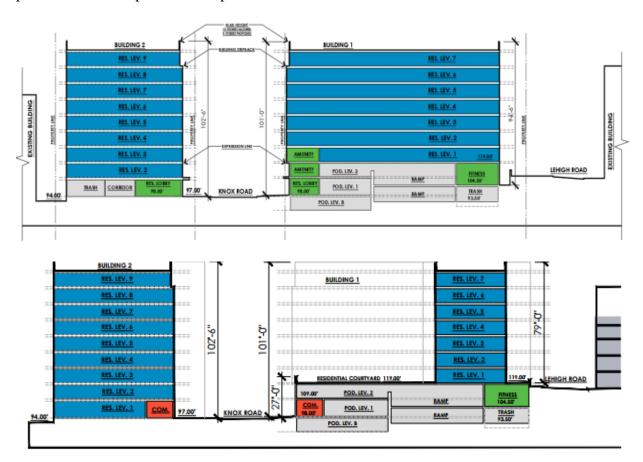
- (1) To implement recommendations in approved Master Plans, Sector Plans, or other applicable plans by encouraging residential or commercial infill development in areas where most properties are already developed;
- (2) To simplify review procedures for residential, commercial, and mixed residential and commercial development in established communities;
- (3) To encourage innovation in the planning and design of infill development;
- (4) To allow flexibility in the process of reviewing infill development;
- (5) To promote smart growth principles by encouraging efficient use of land and public facilities and services;
- (6) To create community environments enhanced by a mix of residential, commercial, recreational, open space, employment, and institutional uses; and
- (7) To permit redevelopment, particularly in areas requiring revitalization, of property owned by a municipality.

COMMENT: Again, the subject property was rezoned to the M-U-I Zone to "allow for a mix of uses and a walkable, transit-oriented pattern of development in keeping with the recommendations of the sector plan for walkable notes. In addition, the subject properties are in close proximity to the University of Maryland and represent a prime opportunity for additional student housing within walking distance to the University." The development proposed is consistent with the purpose for rezoning the property to the M-U-I Zone. Moreover, the proposed development is not inconsistent with development that has occurred in recent years along the south side of Knox Road (known as Terrapin Row, which was also rezoned in the SMA in Change No. 13 to the M-U-I Zone) and recent development in the immediate area on the University of Maryland campus.

The applicant further contends that the proposed development meets the specific purposes of the M-U-I Zone. The development, in addition to implementing the recommendations of the Sector Plan, contemplates a number of design concepts and density that is only achievable through the M-U-I Zone. The development proposes a mix of uses that include residential multifamily units (to accommodate student housing for the University of Maryland) and commercial/retail (envisioned as an eating or drinking establishment) space, which permits the density envisioned in the Sector Plan and proposed with DSP-20031. (See Sec. 27-546.18(b) ("Where an owner proposes a mix of residential and commercial uses on a single lot or parcel in the M-U-I Zone, the site plan as approved shall set out the regulations to be followed."). The proposed development, as depicted on the DSP, facilitate the seamless blend of

the southern campus of the University to the existing development on the south side of Knox Road.

As depicted below, the proposed buildings compliment the use of the surrounding topography and midrise residential developments. The design actively engages with the topography of the site in a way that reflects the hierarchy of the architectural program by giving prominence to the pedestrian experience.



# IX. M-U-I ZONE REQUIREMENTS

Section 27-546.18 of the Zoning Ordinance sets forth certain regulations applicable to development in the M-U-I Zone. Specifically, that section provides as follows:

- (a) Except as provided in Subsection (b), the regulations governing location, setbacks, size, height, lot size, density, and other dimensional requirements in the M-U-I Zone are as follows:
  - 1. R-18 Zone regulations apply to all uses in Section 27- 441(b)(3), Miscellaneous;

COMMENT: Not applicable

2. R-18 Zone regulations apply to all uses in Section 27- 441(b)(6), Residential/Lodging, except hotels and motels;

COMMENT: Not applicable.

3. C-S-C Zone regulations apply to hotels and motels and all other uses; and

COMMENT: Not applicable.

4. Multifamily residential densities up to forty-eight (48) units per acre are permitted.

COMMENT: Not applicable.

(b) Where an owner proposes a mix of residential and commercial uses on a single lot or parcel in the M-U-I Zone, the site plan as approved shall set out the regulations to be followed. The approved regulations may reduce parking requirements by thirty percent (30%), where evidence shows that proposed parking will be adequate, notwithstanding provisions in Part 11.

COMMENT: As indicated previously, the applicant is proposing a mix of residential and commercial/retail uses in this Detailed Site Plan, and the site plan shall set out the regulations to be followed, consistent with the development regulations set forth in the *Central US 1 Corridor Sector Plan*. The Sector Plan sets forth certain regulations that are being met or will be slightly modified pursuant to Section 27-548.25(c). All requested modifications will benefit the development and the Development District, and will not substantially impair implementation of the Sector Plan.

Section 27-546.19(c), Site Plans for Mixed Uses, of the Zoning Ordinance requires that:

- (c) A Detailed Site Plan may not be approved unless the owners shows:
  - 1. The site plan meets all approval requirements in Part 3, Division 9;
  - 2. All proposed uses meet applicable development standards approved with the Master Plan, Sector Plan, Transit District Development Plan, or other applicable plan;

COMMENT: Although the site plan does not meet all of the applicable site design guidelines and development district standards of the Sector Plan, as discussed above, the applicant has requested modifications pursuant to Section 27-548.28(c) that the Planning Board apply development district standards that differ from the applicable standards. The applicant contends that the requested modifications will benefit the development and the Development District and do not substantially impair the implementation of the Sector Plan.

3. Proposed uses on the property will be compatible with one another;

4. Proposed uses will be compatible with existing or approved future development on adjacent properties and an applicable Transit or Development District, and;

COMMENT: The proposed uses on the property are predominantly multifamily residential and a 2,078 square foot, street-level (Knox Road), retail component. These uses are compatible with one another. The abutting properties to the south, east, and west, are all zoned M-U-I and are included in the development district. The property to the north is the University of Maryland, and all uses are compatible with the proposed use. The existing uses are compatible with the proposed mixed-use residential development, and the future development of abutting sites are either already redeveloped or approved for similar development (both in height and density), as envisioned by the sector plan, which is compatible with the proposed uses of the subject site.

- 5. Compatibility standards and practices set forth below will be followed, or the owner shows why they should not be applied:
  - (A) Proposed buildings should be compatible in size, height, and massing to buildings on adjacent properties;

COMMENT: The adjacent properties to the north and south are developed with multi--story institutional/residential building and multi-family units, respectively. The adjacent property to the east is a multi-family development envisioned for multi-story redevelopment at a height that is supported by the University of Maryland. The buildings and uses proposed for the subject site are aligned with the vision and intent of the sector plan and development district, and is generally compatible in size, height, and massing to existing buildings on adjacent properties including recently approved development adjacent to Building One (to with: The Hub; DSP-19054). Moreover, and as outlined above, the applicant further contends that the proposed development meets this requirement as it facilitates the seamless blend of the southern campus of the University to the existing development on the south side of Knox Road, and capitalizes on the sector plans vision of the Knox Road redevelopment.



# (B) Primary facades and entries should face adjacent streets or public walkways and be connected by on-site walkways, so pedestrians may avoid crossing parking lots and driveways;

COMMENT: The primary façades of Building 1 and 2 faces Knox Road, the only accessible street abutting the site. Lehigh Road, on the north side is wholly within state owned property, and sits much higher than the subject property. The applicant designed its site plan to propose a private pedestrian connection from the third floor of the building to Lehigh Road.



Moreover, connected sidewalks and on-site walkways are provided on the south side of Building One and the north and west side of Building Two. On-site vehicular circulation is limited to a three-level internal parking structure, with one access point to Knox Road. The sidewalk along Knox Road will cross the driveway aprons, but otherwise, pedestrian and vehicular circulation on-site is separated, minimizing the need for pedestrians to cross parking lots and driveways.

# (C) Site design should minimize glare, light, and other visual intrusions into and impacts on yards, open areas, and building facades on adjacent properties;

COMMENT: The photometric plan provided with the application indicates that the proposed lighting design will minimize glare, light, and visual intrusion into nearby properties and buildings. Building lighting is provided at locations to accent the style of the building and it architecture, as well as to provide well lit areas that adhere to CPTED practices.



(D) Building materials and color should be similar to materials and colors on adjacent properties and in the surrounding neighborhoods, or building design should incorporate scaling, architectural detailing, or similar techniques to enhance compatibility;

COMMENT: As depicted on the DSP, and referenced herein, the materials and colors selected to face the proposed building are compatible with those utilized in similar scale developments recently constructed within the development district. The materials proposed include a mix of colored brick veneer, hard-coat stucco, fiber cement siding and metal siding. The Knox Road frontage is designed to provide details that address the utilization of full length windows and awning, which is indicative of design features recommended in the Sector Plan. The main pedestrian entrance to the residential and retail areas includes a large canopy with an outdoor terrace and is located in close proximately to the existing Terrapin Row walkway and crosswalk, enhancing an activity zone. Consequently, the requested amendment does not substantially impair the implementation of the Sector Plan.

(E) Outdoor storage areas and mechanical equipment should be located and screened to minimize visibility from adjacent properties and public streets;

COMMENT: The DSP does not propose outdoor storage areas and includes most of the mechanical equipment internal to the building/site. As depicted on the site plan and landscape plan, all but one transformer is screened from the public realm by the building and landscaping. The transformer that is necessary to serve Building 2 is along Knox Road, however, and similarly with other recently approved projects in the corridor, the applicant is proposing a screening detail for this transformer.

NTS



TRANSFORMER SCREEN-DECORATIVE PANEL

The applicant has designed these locations in effort to ensure that they are not visible from the street, saving the transformer for Building 2, which will be screened with a decorative treatment.

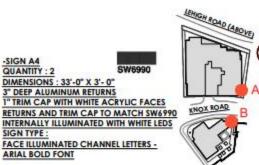
(F) Signs should conform to the applicable Development District Standards or to those in Part 12, unless the owner shows that its proposed signage program meets goals and objectives in applicable plans; and

COMMENT: Technically speaking, all of the signage proposed by the DSP conforms to the D-D-O Zone standards, since the internally illuminated signage utilizes channel letters. Moreover, as discussed above, the applicant is proposing murals on both buildings, which will enhance the view shed and corridor.





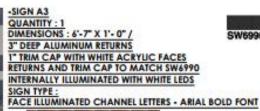
















SW6990



2 - BLD. 1 - RESIDENTIAL LOBBY ENTRANCE



1 - BLD. 1 - COMMERCIAL LOBBY ENTRANCE



4 - BLD. 2 - COMMERCIAL LOBBY ENTRANCE

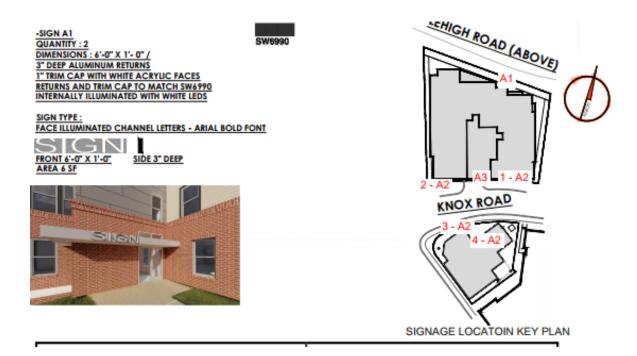


3 - BLD. 2 - RESIDENTIAL LOBBY ENTRANCE

-SIGN A2 QUANTITY: 4 DIMENSIONS : 11'-0" X 1'- 0" / 3" DEEP ALUMINUM RETURNS 1" TRIM CAP WITH WHITE ACRYLIC FACES RETURNS AND TRIM CAP TO MATCH SW6990 INTERNALLY ILLUMINATED WITH WHITE LEDS SIGN TYPE: FACE ILLUMINATED CHANNEL LETTERS -ARIAL BOLD FONT



SIDE 3" DEEP



Moreover, the allowable signage area is met, as follows:

SIGNAGE ORDINANCE REQUIREMENTS BUILDING 1: KNOX ROAD SF ALLOWED: 228SF (10% COMMERCIAL SF) SF PROPOSED: 120 SF TOTAL PAINTED MURAL SF: 1000 SF (ALLOWED TO EXCEED 10% COMMERCIAL SF)  LEHIGH ROAD SF ALLOWED: 118 SF SF PROPOSED: 6 SF	BUILDING 2: KNOX ROAD SF ALLOWED: 174 SF SF PROPOSED: 126 SF TOTAL PAINTED MURAL SF: 740SF (ALLOWED TO EXCEED 10% COMMERCIAL SF)
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Sample representations of proposed artwork have been provided on the DSP. A note on the site plan has been added to ensure that the artwork is for illustrative purposes and may be updated or changed, seasonally, without amending the DSP.



(G) The owner or operator should minimize adverse impacts on adjacent properties and the surrounding neighborhood by appropriate setting of:

### (i) Hours of operation or deliveries;

COMMENT: The applicant has not yet finalized all operational components of the building, but would anticipate that that all deliveries would occur during normal business hours. Regardless, trash area are provided internal to the building and located directly adjacent to the MEP space, minimizing any adverse impacts on the adjacent properties and surrounding neighborhood.

### (ii) Location of activities with potential adverse impacts;

COMMENT: No activities with potential adverse impacts are proposed on-site, this is particularly true since the trash facilities are located internal to the proposed building. Moreover, no loading spaces are provided, as all units are fully furnished. Adequate space is provided in the parking garage to handle any delivers for the commercial retail spaces.

### (iii)Location and use of trash receptacles;

COMMENT: An internal location within the parking garage area of Building 1 and at the rear of first floor of Building 2 is designated for the storage of trash receptacles. The internal location will minimize potential adverse impacts on adjacent properties and the neighborhood. Trash will be rolled out to the street on trash pick-up days and containers will then be immediately put back into the storage areas by the building mechanical and operating staff.

### (iv)Location of loading and delivery spaces;

COMMENT: Pursuant to Section 27-546.18(b), since the applicant is proposing a mix of residential and retail uses in both buildings, which are, respectively, on a single lot or parcel, the site plan shall set out the regulations to be followed. In this instance, the applicant does not propose any loading spaces due to the fact that all residential units are fully furnished, and residents only need to bring personal items when moving in. Moreover, there is sufficient room in the garage to serve any deliveries for the proposed commercial/retail space, which will not depend on large truck deliveries.

### (v) Light intensity and hours of illumination; and

COMMENT: The photometric plan included with the DSP confirms that there is minimal adverse impacts on adjacent properties and the surrounding neighborhood from the proposed building.

### (vi)Location and use of outdoor vending machines.

COMMENT: No outdoor vending machines are proposed by this DSP.

### X. LANDSCAPE MANUAL

The Central US 1 Corridor Sector Plan and SMA provides, at page 226, that "if a development standard is not covered in the plan, the applicable sections of the 2010 *Prince George's County Landscape Manual* (Landscape Manual) shall serve as the requirement." Additionally, pursuant to page 229 of the Sector Plan, the provisions of the Landscape Manual regarding Commercial and Industrial Landscaped Strip Requirements (Section 4.2), Parking Lot Requirements (Section 4.3), and Buffering Incompatible Uses (Section 4.7) do not apply within the development district. Therefore, the DSP is only subject to Sections 4.1, 4.9 and 4.10 of the Landscape Manual.

a. Section 4.1 requires that a certain amount of planting is provided on the site of any proposed residential use. One shade tree us required to be planted for each 1,000 feet of green area provided.

COMMENT: The provided Landscape Plan, filed in conjunction with DSP-20031, conforms to this requirement. Specifically, and as provided on the Landscape Plan, nine (9) shade trees are required and eight (8) shade and six (6) ornamental trees are proposed, which satisfies the requirement.

b. Section 4.9 requires that a percentage of the proposed plant material be native plants.

COMMENT: A Section 4.9 chart demonstrating conformance with this requirement is provided on the Landscape Plan.

c. Section 4.10 requires a certain amount of planting be provided along private streets.

COMMENT: Lehigh Road is a private street within the University of Maryland campus. As such, this requirement may not be applicable. Nevertheless, the applicant is providing the Section 4.10 plantings. Specifically, the Landscape Plan provides that six (6) street trees are required and the applicant is proposing six (6) streets (five new street tress and one existing street tree).

### XI. TREE CANOPY COVERAGE REQUIREMENT

The subject site is located in the M-U-I Zone and a ten percent (10%) tree canopy coverage (TCC) requirement applies pursuant to Section 25-128(b) of the County Code. The subject property is 0.846 acres and requires 0.0846 acre, or 3,685 square feet, of TCC area/coverage. A TCC schedule is provided on the Landscape Plan, and provides that 4,275 square feet of tree canopy coverage is provided, which satisfies this requirement.

### XII. APPLICABLE CONDITIONS OF APPROVAL

CONFORMANCE WITH prior conditions of approval:

As it relates to the review of this DSP, the applicable conditions of approval for Preliminary Plan of Subdivision 4-20017 (PGCPB No. 2021-03) are as follows:

- 6. Prior to approval of the first building permit for the subject property, the applicant, and the applicant's heirs, successors, and/or assignees shall demonstrate that the following adequate pedestrian and bikeway facilities, as designated below, in accordance with Section 24-124.01 of the Subdivision Regulations (Required Off-Site Facilities), have (a) full financial assurances, (b) been permitted for construction through the applicable operating agency's access permit process, and (c) an agreed-upon timetable for construction and completion with the appropriate agency:
  - a. A raised crosswalk crossing Knox Road between the two buildings and two handicap (ADA) accessible perpendicular curb ramps, and pedestrian crossing/hump signage assemblies(one on each side of the raised crosswalk), unless modified by the City of College Park with written correspondence, to be consistent with the applicable design standards and guidelines, but not to be removed.

- b. Four ADA accessible perpendicular curb ramps along the east side of Mowatt Lane at the intersections for the parking garage entrance, unless modified by the University of Maryland with written correspondence, to be consistent with the applicable design standards and guidelines.
- c. One ADA accessible perpendicular curb ramp at the north east corner of the intersection of Knox Road and Guilford Drive/Mowatt Lane, unless modified by the City of College Park with written correspondence, to be consistent with the applicable design standards and guidelines, but not to be removed.
- d. Widen existing sidewalk for a minimum of 5 feet wide from the curb ramp at the north east corner of the intersection of Knox Road and Guilford Drive/Mowatt Lane to the sidewalk along Mowatt Lane, unless modified by the City of College Park with written correspondence, to be consistent with the applicable design standards and guidelines, but not to be removed.
- e. Four R4-11 "Bicycle may use full lane" signage assemblies along Mowatt Lane, unless modified by the University of Maryland with written correspondence, to be consistent with the applicable design standards and guidelines.
- f. Six shared-lane markings (sharrows) along Mowatt Lane, unless modified by the University of Maryland with written correspondence, to be consistent with the applicable design standards and guidelines.

COMMENT: The DSP includes the BPIS Exhibit that depicts the facilities described in Condition 6.

7. Prior to acceptance of a detailed site plan, the applicant, and the applicant's heirs, successors, and/or assignees shall provide a pedestrian and bikeway exhibit that illustrates the location, limits, specifications, and details of the off-site pedestrian and bikeway adequacy facilities, as described in condition 6, consistent with Section 24-124.01(f) of the Subdivision Regulations.

COMMENT: Details of these facilities are provided in the DSP for review by the Urban Design Section of Development Review Division.

10. The private on-site recreational facilities shall be reviewed by the Urban Design Section of the Development Review Division of the Prince George's County Planning Department, for adequacy and proper siting, in accordance with the Park and Recreation Facilities Guidelines, with the submittal of the detailed site plan.

COMMENT: All private on-site recreation facilities are depicted on the DSP. Although these amenities are provide in greater detail on the DSP, a general description of the facilities are as follows:

### Building 1 (88 units)

- Fitness Center
- 8 Study Rooms (1/level)
- Collaboration/Computer Room(s)
- Lounge
- Outdoor pool and pool deck
- Resident Bistro area

### Building 2 (41 units)

- Lounge
- 8 Study Rooms (1/level)

Residents in both buildings will have access to the fitness center, lounges, pool and pool deck, bistro, etc.

Based on the formula for determining the value of the recreational facilities to be provided in this subdivision, the total value required is \$158,543 (129 units x 3.26 = 420.54 / 500 = 0.84 x \$188,500 = \$158,543). However, the current cost estimate for these facilities is approximately \$1,109,768, which will increase more when final furnishings, programing, and equipment is selected for areas like the lounges, pool and pool deck, and fitness center.

### XII. CONCLUSION

The Applicant requests approval of its Detailed Site Plan to allow the subject property to be developed with a total of 129 multifamily dwelling units for student housing and approximately 2,078 total square feet of commercial/retail space (envisioned to be an eating or drinking establishment) in two buildings (Building 1 and Building 2). The Applicant contends that this request, with limited modifications to certain development district standards, will benefit the development and the Development District, and will not substantially impair implementation of the Sector Plan. That is, based on the foregoing and the evidence that has or will be submitted into the record, this application does not substantially impair the implementation of the Sector Plan and the modifications to the standards are needed to facilitate the development. Finally, the DSP represents a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9, of the Prince George's County Code, without requiring unreasonable cost and without detracting substantially from the utility of the proposed development for its intended use. Therefore, the Applicant respectfully requests that DSP-20031 be approved.

Respectfully submitted,

McNAMEE, HOSEA, JERNIGAN, KIM, GREENAN & LYNCH, P.A.

By:

Matthew C. Tedesco Attorney for the Applicant

Date: March 4, 2021

(35 Day Resubmittal in response to SDRC)





Matthew C. Tedesco, Esquire Admitted in Maryland

McNamee Hosea

6411 Ivy Lane, Suite 200 **0** 301.441.2420 Greenbelt, Maryland 20770 **F** 301.982.9450

mhlawyers.com

E-mail: MTedesco@mhlawyers.com Direct Dial: Extension 222

March 4, 2021

Via Electronic Delivery
Andrew Bishop
Development Review Division
M-NCPPC
County Administration Building
Upper Marlboro, MD 20772

Re: DSP-20031 - Aspen - Maryland

Point-By-Point Response Letter To SDRC Comments

SDRC Date: February 19, 2021

### Dear Andrew:

On behalf of the applicant, please find below point-by-point responses to the SDRC comments transmitted to the applicant on February 22, 2021.

### **Pedestrian and Bicycle Facilities:**

**Major Issues** 

**Staff recommend that the applicant:** 

1. Label the width of all sidewalks within the subject site.

Response: Sidewalk width has been labeled on the DSP.

# 2. Provide a detail exhibit showing details of the decorative sidewalks and their location on the site plan.

Response: The DSP has been revised to provide: (i) the location of the proposed concrete sidewalk along the property frontages; (ii) the stamped concrete crosswalk at the garage entrance; and (iii) the decorative pavers at the entrance plazas to each building. Details of each have been provided on the plans as well.

### 3. Revise the plan to extend the sidewalk across the driveway entrance on Knox Road.

Response: Stamped concrete is being proposed across the garage entrance and the DSP has been revised to reflect the same.

# 4. Provide a detail exhibit showing the specifications and arrangement of the interior bicycle racks.

Response: Details of the interior bicycle racks have been added to the DSP on Sheet DSP-6.

5. Revise the statement of justification to include a description of the measures used to protect parked bicycles from weather, theft, and vandalism.

Response: Bike room will be key fobbed with secure access, and all corridors will be monitored with security cameras.

6. Label the location of trash cans near the entrances of the proposed buildings.

Response: Trash cans have been added to the areas near the entrance of each building. They have been labeled in plan view and a detail has been provided.

7. Revise the plan to include the raised crosswalk crossing Knox Road.

Response: The raised crosswalk across Knox Road, as well as details of the crosswalk, have been added to the DSP.

### **Historic Preservation:**

1. Prior to approval of the issuance of a grading permit, all standing structures on the subject property shall be documented on a Maryland Inventory of Historic Properties form to be reviewed and approved by Historic Preservation staff. The form shall include floor plans, representative interior and exterior photos of the dwellings, and exterior photographs of the outbuildings and signage.

Response: The applicant acknowledges this comment.

### **Community Planning:**

The Community Planning Division requests the following information:

1. Details of the servicing and loading of Building 1, specifically where trash is picked up. This service should be hidden from view as much as possible.

Response: Building 1 has an interior trash room, which is depicted on the DSP Architectural Sheet, and the containers will be rolled to the street for pick-up on trash days.

### 2. Details of the transformer screening.

Response: Details of the transformer screening are provided on the revised DSP.

The Community Planning Division requests the following modifications to the SOJ: 1. Sustainability and the Environment: LEED Certification requirement. All development within the walkable nodes shall obtain a minimum of silver certification in one of the following applicable LEED rating systems: new construction and major renovations..." (p. 256).

Response: The SOJ has been revised to confirm that the requested modification to this development district standard will be to obtain an equivalent to LEED Silver in the form of NGBS Silver, which has been approved by the Planning Board in prior cases.

### **Subdivision:**

PPS approved. Plan awaiting certification and must be certified prior to the DSP Certification.

Response: The applicant acknowledges this comment.

Label the lots on the DSP consistent with the PPS; PPS on the 100yr flood plan and PMA needs to be shown on DSP; Acreage and net lot be shown on DSP.

Response: DSP has been updated to label all lots consistent with the approved PPS; to show the 100-year floodplain and PMA; and corrects the acreage and net lot area.

### Fire:

Paved width of Lehigh Road; Fire hydrants not shown, need to be shown (Existing and proposed); rooftop grill needs to be 30' separation.

Response: NFPA 2015 Code requirement is that grills must be ten (10) feet from any structure. The DSP has been revised to show all dimensions from the proposed grill in conformance with the following:

### 10.10.6 Cooking Equipment.

10.10.6.1 For other than one- and two-family dwellings, no hibachi, grill, or other similar devices used for cooking, heating, or any other purpose shall be used or kindled on any balcony, under any overhanging portion, or within 10 ft (3 m) of any structure.

10.10.6.2 For other than one-and two-family dwellings, no hibachi, grill, or other similar devices used for cooking shall be stored on a balcony.

### **Urban Design:**

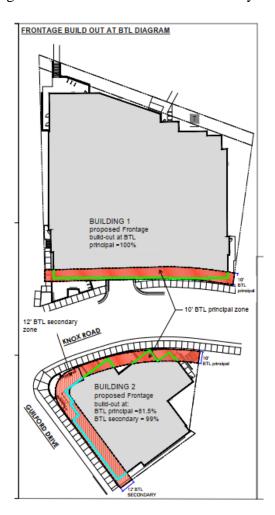
### **MAJOR ISSUES:**

1. Show the recreational facilities and details on the DSP, as described in the SOJ, and other documentation submitted.

Response: DSP has been revised to include the recreational facilities.

2. Provide clarification and an exhibit for why a departure is not needed for the building's frontage requirements along the frontage of Knox Road.

Response: The applicant and the design team met with Mr. Andrew Bishop on February 25, 2021 to discuss this comment. It was confirmed and agreed that the build-to-line requirements of the DDO are met. The following has been added to the DSP for clarity:



### 3. Provide examples of artwork and murals that will be proposed on the buildings.

Response: Sample representations of proposed artwork have been provided on the DSP. A note on the site plan has been added to ensure that the artwork is for illustrative purposes and may be updated or changed, seasonally, without amending the DSP.

# 4. Consider providing additional opportunities for artwork, plaza space, and street scape amenities where appropriate.

Response: Decorative pavers have been added at the entrances and plazas for both buildings, which include seating areas. Details of the pavers have been added to the DSP.

# 5. Provide detail for all improvements in the pool area such as the trash cans, trellis, tables, etc.

Response: The DSP has been revised to provide more details for these items, which are provided on Sheet DSP-10 and DSP-12.

# 6. Provide detail and label the location of the raised crosswalk across Knox Road between the two buildings.

Response: The raised crosswalk across Knox Road, as well as details of the crosswalk, have been added to the DSP.

### 7. Provide dimensions of parking spaces and drive isles proposed for parking garage.

Response: DSP has been revised to provide these dimensions on Sheet DSP-14.

### 8. Provide dimensions of sidewalk on DSP.

Response: DSP has been revised to provide the dimensions of all sidewalks.

### 9. Include architectural plans as separate sheets in DSP set.

Response: DSP Sheet Index has been updated and the plan sets have been included into one DSP package.

### 10. Provide illustrative rendering of revise site plan.

Response: An illustrative rendering of the site plan has been added to the DSP plan set.

### **City of College Park:**

# 1. Provide required number of Handicapped accessible parking spaces. Stated the requirement is 5 spaces but only providing 4.

Response: Based on ADA Guideline, Section 208.2, the applicant is proposing ninety-nine (99) parking spaces, which requires four (4) handicapped spaces, and four (4) handicap spaces are provided.

### 2. Confirm that will be seeking NGBS Silver and not NGBS Bronze.

Response: SOJ has been revised to clarify that the applicant is proposing NGBS Silver certification.

### 3. Keep the tree at Knox Road and Guilford, if existing trees are removed, need to replace.

Response: The applicant acknowledges this comment.

### 4. To remove trees on Lehigh, need permission from UMD.

Response: The applicant acknowledges this comment.

### 5. Change facade material from mostly stucco.

Response: As provided on Page 251 of the Central US 1 Corridor Sector Plan and SMA, "stucco may also be appropriate in the Central US 1 Corridor," and "surfaces finished in stucco should be smooth and hand troweled in texture and painted." The stucco application proposed is a three-coat stucco system that is hand troweled – it is not a sprayed-on stucco nor an EIFS system. Details of the stucco system have been added to the DSP.

# 6. Try to provide required expression line (above second story) along Guilford Drive. Consider a brick expression line.

Response: Brick is provided up to the third level for the majority of the building façade fronting on Guilford Drive.

### 7. How deep is the 8th story setback?

Response: Building 1 and Building 2 both indicate a minimum of one (1) foot stepback between the 8th and 9th residential levels. In addition to providing a façade stepback, the building design for Building 1 purposefully and strategically utilizes a "U-shape" opening to Knox Road in order to provide more relief and activation along the street edge. Similarly, Building 2, although within the Walkable Node – University Character Area, has been designed with a "saw-tooth" façade along Knox Road in order to create both building relief and pedestrian activation zones (outdoor seating, landscaped areas, and entry plaza).

### 8. Need a modification if not complying with the 3rd layer parking setback.

Response: The SOJ has been revised to request a modification to this DDO standard.

If you have any questions, please do not hesitate to contact me at 301-441-2420.

Sincerely,

Matthew C. Tedesco

F.K. June

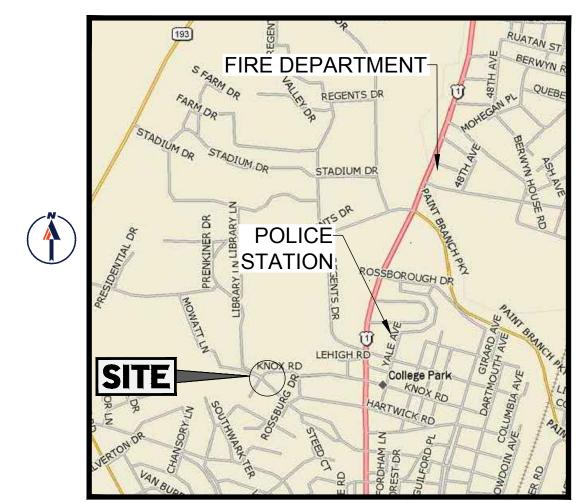
STANDA	FOR ENTIRE PLAN SET (NOT TO SCALE)	LEGEND
EXISTING NOTE	TYPICAL NOTE TEXT ONSITE PROPERTY	PROPOSED NOTE
	LINE / R.O.W. LINE NEIGHBORING	
	PROPERTY LINE / INTERIOR PARCEL LINE	
	EASEMENT LINE	
	SETBACK LINE	
FPFP	100 YEAR FLOODPLAIN	
		CURB AND GUTTER
	CONCRETE CURB &	SPILL CURB TRANSITION CURB
	GUTTER	DEPRESSED CURB AND GUTTER
	UTILITY POLE WITH LIGHT	
	POLE	•
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<u> </u>	TYPICAL LIGHT	<u> </u>
<u></u>	ACORN LIGHT	<b>\$</b>
	TYPICAL SIGN	
X	PARKING COUNTS	X
	- 0017017	120
125	LINE	125
TC 516.4 OR 516.4	SPOT ELEVATIONS	TC 516.00 BC 515.55
SAN	CANITARY	SAN
#	SANITARY LABEL	#
STM #	STORM LABEL	STM #
SL	SANITARY SEWER LATERAL	SL
	UNDERGROUND WATER LINE	
Е	UNDERGROUND ELECTRIC LINE	Е ————
	UNDERGROUND GAS LINE	
OH	OVERHEAD WIRE	———ОН —
ТТ	UNDERGROUND TELEPHONE LINE	т
C	UNDERGROUND CABLE LINE	c
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₩₽	TEST PIT	<del>     </del>

# DETAILED SITE PLAN

# **DSP-20031** ASPEN - MARYLAND

**LOCATION OF SITE** 4205 & 4206 KNOX ROAD **COLLEGE PARK, MD 20740** 21ST ELECTION DISTRICT TM: 33 GIRD: B4 P: 00

# **DEVELOPER/APPLICANT**



**LOCATION MAP** SCALE: 1" = 2000' PLAN REFERENCE: COPYRIGHT ADC THE MAP PEOPLE PERMIT USE NO. 20602153-5

SHEET INDEX				
SHEET TITLE	SHEET NUMBER			
COVER SHEET	DSP-1			
APPROVALS SHEET	DSP-2			
OVERALL EXISTING PLAN	DSP-3			
SITE PLAN	DSP-4			
DRAINAGE AREA MAP	DSP-5			
SITE DETAILS	DSP-6			
LANDSCAPE PLAN	DSP-7			
LANDSCAPE NOTES AND DETAILS	DSP-8			
STREETSCAPE / AMENITY PLAN	DSP-9			
ROOFTOP AMENITY PLAN	DSP-10			
LIGHTING PLAN	DSP-11			
SITE PLAN / SITE DATA	DSP-12			
UNIT MATRIX / ZONING COMPLIANCE	DSP-13			
3D SECTION	DSP-14			
BUILDING 1 FLOOR PLANS	DSP-15 - DSP-16			
BUILDING 2 FLOOR PLANS	DSP-17			
CONCEPT AMENITIES	DSP-18			
RENDERING VIEW 1	DSP-19			
RENDERING VIEW 2	DSP-20			
RENDERING VIEW 3	DSP-21			
RENDERING VIEW 4	DSP-22			
BUILDINGS MATERIAL LEGEND	DSP-23			
BUILDING 1 ELEVATIONS	DSP-24			
BUILDING 2 ELEVATIONS	DSP-25			
SITE SIGNAGE / ARTWORK INFO	DSP-26			
SIGNAGE INFO CHART / LIGHTING CUT SHEETS	DSP-27			
DETAIL SHEET	DSP-28			

PREPARED BY



CONTACT: NICHOLAS B. SPEACH

### "SITE DEVELOPMENT CONCEPT PLAN "ASPEN HEIGHTS STUDENT HOUSING 4204, 4205 & 4206 KNOX ROAD" (SDCP-22870-2020) FOR YORK ACQUISTIONS, LLC" DATED: 06/03/20 DATED: 05/12/20 JOB # SB192199 ELEVATIONS: NGVD1929 ♦ ARCHITECTURAL PLAN: "PRELIMINARY PLAN FOR ASPEN -"STUDENT HOUSING STUDY COLLEGE DATED: 06/15/20 PARK, MARYLAND" PROJECT NO. 4-20017 DATED: 07/31/20

PLAN REFERENCES AND CONTACTS

CONCEPT PLAN:

THE FOLLOWING COMPANIES WERE NOTIFIED BY DELMARVA MISS UTILITY SYSTEM (1-800-257-7777) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. SERIAL NUMBER(S): 20230300, 20230456

◆BOUNDARY & TOPOGRAPHIC

UTILITY COMPANY CROWN CASTLE/STAKE CENTER PEPCO/ DCI UTILITY LOCATI VERIZON WASHINGTON GAS-UTILIQUEST WSSC - PINPOINT UG COMCAST-UTILIQUEST

PHONE NUMBER (801) 364-1063 (844) 605-1188 (301) 226-3392 (301) 210-0355 (301) 210-0355 (301) 868-6803

THE ABOVE REFERENCED DOCLIMENTS ARE INCORPORATED BY REFERENCE AS PART OF THESE PLANS, HOWEVER, BOHLER DOES NOT CERTIFY THE ACCURACY OF THE WORK REFERENCED OR DERIVED FROM THESE DOCUMENTS, BY OTHERS.

## **GENERAL NOTES**

1. THIS PLAN IS BASED ON AN ALTA/ACSM TITLE SURVEY BY: TITLED: "ASPEN HEIGHTS STUDENT HOUSING 4204, 4205 & 4206 KNOX ROAD 21ST ELECTION DISTRICT PRINCE GEORGE'S COUNTY, MARYLAND" PROJECT NO.: SB192199 DATED: 05/12/20

REALTY DEVELOPMENT, LLC 4206 KNOX ROAD COLLEGE PARK, MD 20740

3. APPLICANT: YORK ACQUISTIONS, LLC 8008 CORPORATE CENTER DRIVE, SUITE #201 CHARLOTTE, NC 28226 CONTACT: STEFAN GASSNER PHONE: (704) 255-5942

4. ZONING: MUI (MIXED USE - INFILL) / DDO (DEVELOPMENT DISTRICT OVERLAY) EXISTING USE: APARTMENTS PROPOSED USE: MIXED-USE RESIDENTIAL

5. WSSC GRID: 209NE04 WATER CATEGORY: W-3 SEWER CATEGORY: S-3

6. PROPOSED PARCEL TOTAL ACREAGE:

PARCEL 1: 0.626 AC. PARCEL 2: 0.22 AC.

7. PROPERTY KNOWN AS: THE SUBJECT PARCELS ARE PARCEL A, BLOCK G AND LOT 57, BLOCK H AS RECORDED IN PLAT BOOK WWW 41 PLAT NO. 100 AND BEING THE LANDS OF REALTY DEVELOPMENT LLC AS RECORDED IN LIBER 17467 FOLIO 296 AND CORRECTED IN LIBER 17980 FOLIO 364. AMONG THE LANDS RECORDS OF PRINCE GEORGE'S COUNTY. MARYLAND SHOWN ON TAX MAP 33 PER THE DEPARTMENT OF ASSESSMENTS.

8. SECTOR PLAN: APPROVED CENTRAL US 1 CORRIDOR SECTOR PLAN AND SECTIONAL

9. SECTOR PLAN PROVISIONS:

	REQUIRED	PROPOSED	
RETAIL - 3 SPACES/1,000 SF RESIDENTIAL - 1 SPACE/UNIT	RETAIL - 2,080 SF = 7 SPACES RESIDENTIAL - 129 UNITS = 129 SPACES	99 - GARAGE	
	137 SPACES REQUIRED		
SHARED USE PARKING FACTOR = 1.2	114 SPACES REQUIRED WITH REDUCTION	99 SPACES PROPOSED*	
BICYCLE PARKING (1 SPACE PER 3 VEHICLE SPACES)	38	150	
MINIMUM PARKING SPACE DIMENSION (ANGLED PARKING)	9.5' X 19'	9.5' X 19' 9.5' X 19' (ADA SPACES WITH 5'-10' WIDE EMBARK/DEBARK AREA)	
MINIMUM PARKING SPACE DIMENSION (COMPACT PARKING)	8' X 16.5'	8' X 16.5' (28 PROPOSED)	
MINIMUM ADA PARKING SPACES	5 SPACES (1 VAN ACCESSIBLE)	4 SPACES	
DRIVE AISLE WIDTHS	22' FOR TWO- WAY TRAFFIC WITH PERPENDICULAR PARKING	N/A	
MINIMUM ENTRANCE WIDTHS	30' WITH TWO-WAY TRAFFIC (DPIE)	24' (KNOX ROAD - DPIE)	
LANDSCAPING - PARKING FACILITIES	1 ISLAND PER 10 PARKING SPACES (ON AVERAGE); ADDITIONALLY THERE SHALL BE NO MORE THAN TWO (2) CONTIGUOUS PARKING BAYS WITH A MINIMUM NINE (9) FOOT WIDE ISLAND SEPARATION THE PAYS FROM ADDITIONAL BAYS OR AISLES	N/A - ALL PARKING WITHIN GARAGE	
OFF-STREET LOADING SPACE(S)	0	NO OFF-STREET LOADING PROPOSED	
OFF STREET LOADING MINIMUM SIZE	15' X 33'	-	
PRINCIPAL BUILDING HEIGHT	6 STORIES MAX, 2 MIN (4206 KNOX ROAD) 10 STORIES MAX. 4 MIN (4205 KNOX ROAD)	9 STORIES (4206 KNOX ROAD)* 9 STORIES (4205 KNOX ROAD)	
FRONT BUILD-TO-LINE (BTL) PRINCIPAL	0'-10'	1.9' (4206 KNOX ROAD) 1.1' (4205 KNOX ROAD)	
SIDE SETBACK	0'-24'	5.4' & 7.4' (4206 KNOX ROAD) 1.9' & 1' (4205 KNOX ROAD)	
REAR SETBACK	10'	10.3' (4206 KNOX ROAD) N/A (4205 KNOX ROAD)	
FRONTAGE BUILDOUT	80% MIN AT BTL	100% (4206 KNOX ROAD) 60% (4205 KNOX ROAD)	

<sup>10.</sup> THERE WERE NO INTERMITTENT OR PERENNIAL STREAMS IDENTIFIED ON PROPERTY.

<sup>12.</sup> SOIL DELINEATION IS SHOWN PER "CUSTOM SOIL RESOURCE REPORT FOR PRINCE GEORGE'S COUNTY MARYLAND" BY NRCS. DATED 06/03/2020.

MAPPED SOIL TYPES								
MAP UNIT	SOIL DESCRIPTION	HSG	DRAINAGE CLASS					
UrcD	URBAN LAND-CHRISTIANA-DOWNER COMPLEX, 5 TO 15 PERCENT SLOPES	D	MODERATELY WELL DRAINED					
UrrB	URBAN LAND-RUSSETT-CHRISTIANA COMPLEX, 5 TO 15 PERCENT SLOPES	D	MODERATELY WELL DRAINED					
Zn	ZEKIAH-URBAN LAND COMPLEX, FREQUENTLY FLOODED	D	POORLY DRAINED					
ZS	ZEKIAH AND ISSUE SOILS, FREQUENTLY FLOODED	D	POORLY DRAINED					

13. THERE ARE NO KNOWN SPRINGS OR SEEPS.

14. THERE ARE NO KNOWN BEDROCK OR MARLBORO CLAY OUTCROPS.

15. THE SITE IS OUTSIDE OF THE CHESAPEAKE BAY CRITICAL AREA.

16. THE PROJECT IS LOCATED WITHIN THE ANACOSTIA RIVER WATERSHED WHICH HAS A DEFINED TMDL. 17. THE PROJECT IS NOT LOCATED WITHIN A TIER II WATERSHED.

18. THE PROJECT IS LOCATED WITHIN A 100-YEAR FLOODPLAIN.

18. THE PROJECT IS WITHIN AVIATION POLICY TYPE CODE 6.

19. THERE ARE NO CEMETERIES ON OR CONTIGUOUS TO THE PROPERTY. 20. THERE ARE NO HISTORIC SITES ON OR IN THE VICINITY OF THE PROPERTY.

21. COMPANION APPLICATIONS: - NRI EQUIVALENCY LETTER NRI-055-2020 - WCO EXEMPTION LETTER S-040-2020

- SITE DEVELOPMENT CONCEPT PLAN #22870-2020-0 - PRELIMINARY PLAN #4-20017 - FLOODPLAIN STUDY #2020-07-01-FPL

22. DURING THE DEMOLITION AND CONSTRUCTION PHASES, THIS PROJECT WILL CONFORM TO CONSTRUCTION ACTIVITY DUST CONTROL REQUIREMENTS AS SPECIFIED IN THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.

23. DURING THE DEMOLITION AND CONSTRUCTION PHASES, THIS PROJECT WILL CONFORM TO CONSTRUCTION ACTIVITY NOISE CONTROL REQUIREMENTS AS SPECIFIED IN THE CODE OF MARYLAND

REGULATIONS (COMAR). 24. NET DEVELOPABLE AREA OUTSIDE OF PMA: 0.826 ACRES.

25. ACREAGE OF ENVIRONMENTAL REGULATED FEATURES: NET AREA WITHIN PMA: 0.02 AC.

NET AREA WITHIN WETLAND BUFFER: N/A NET AREA WITHIN 100-YEAR FLOODPLAIN: 718 S.F. OR 0.02 AC. 26. ACREAGE OF 100-YEAR FLOODPLAIN: 718 S.F. OR 0.02 ACRES

REV DATE

**REVISIONS** 

PER MNCPPC

PER SDRC

08/28/20 COMMENTS

2 02/25/21 PER SUNC COMMENTS



Call before you dig. **ALWAYS CALL 811** 

It's fast. It's free. It's the law. NOT APPROVED FOR CONSTRUCTION

DRAWN BY: **CHECKED BY:** 

**DETAILED SITE** 

ASPEN - MARYLAND PROPOSED DEVELOPMENT

4205 & 4206 KNOX ROAD

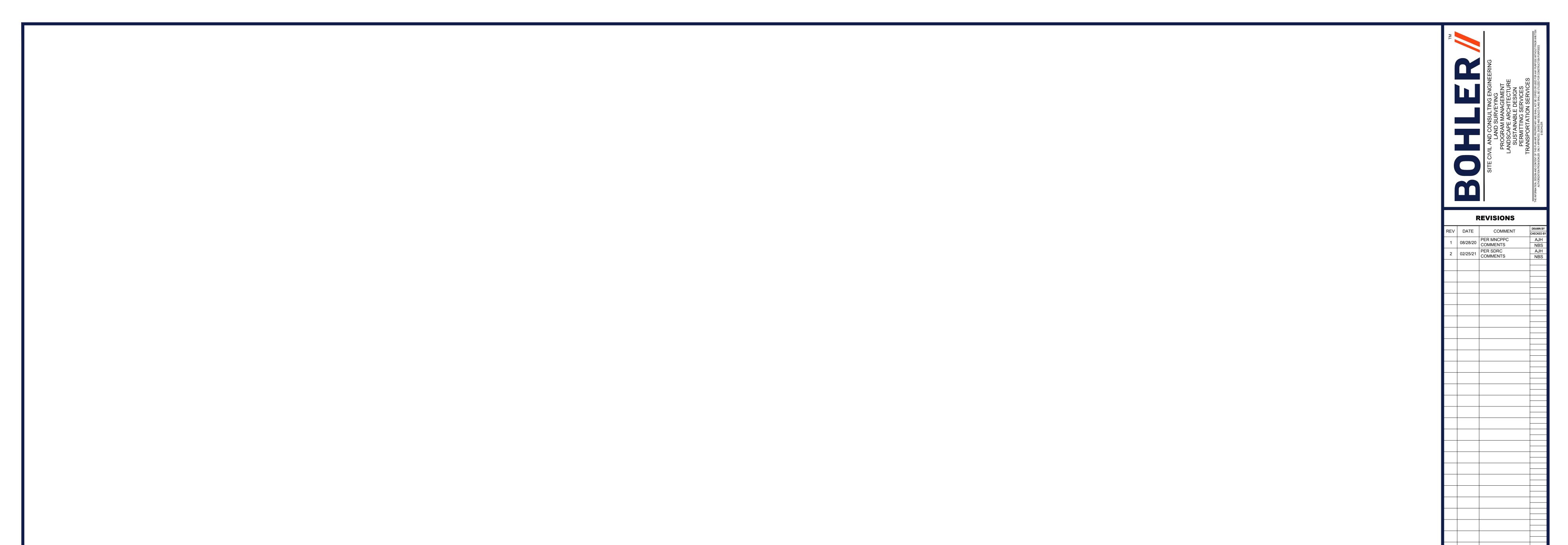
COLLEGE PARK, MD 20740 PRINCE GEORGE'S COUNTY

16701 MELFORD BLVD, SUITE 310 **BOWIE, MARYLAND 20715** Phone: (301) 809-4500 Fax: (301) 809-4501 MD@BohlerEng.com

N. B. SPEACH PROFESSIONAL ENGINEER MARYLAND LICENSE No. 40263 3 / 4 / 20
PROFESSIONAL CERTIFICATION I, NICHOLAS B. SPEACH, HEREBY CERTIFY THAT THESE OCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 40263, EXPIRATION DATE: 6/14/21

**COVER** SHEET

<sup>11.</sup> THERE IS NO KNOWN CLASSIFIABLE FOREST ON SITE.





NOT APPROVED FOR CONSTRUCTION

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. <u>IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT</u> UNLESS INDICATED OTHERWISE.

PROJECT No.: MB1
DRAWN BY:
CHECKED BY:
DATE: 06
CAD I.D.:

PROJECT:

DETAILED SITE PLAN

ASPEN - MARYLAND

PROPOSED
DEVELOPMENT

4205 & 4206 KNOX ROAD COLLEGE PARK, MD 20740 PRINCE GEORGE'S COUNTY

BOHLER//
16701 MELFORD BLVD . SUITE 310

16701 MELFORD BLVD , SUITE 310 BOWIE, MARYLAND 20715 Phone: (301) 809-4500 Fax: (301) 809-4501 MD@BohlerEng.com

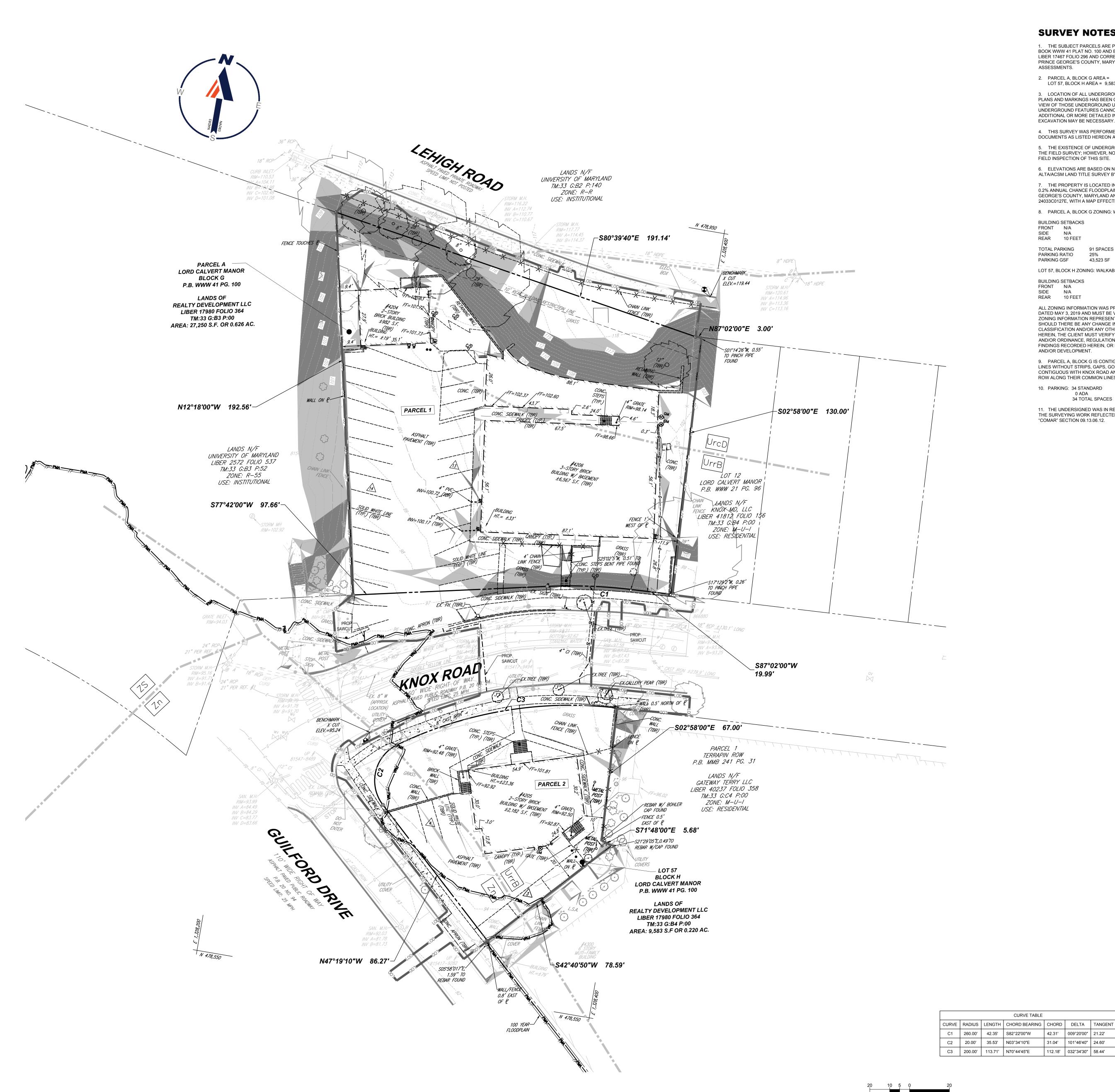
PROFESSIONAL ENGINEER
MARYLAND LICENSENG. 49283\*3 / 4 / 2021
PROFESSIONAL CERTIFICATION

I, NICHOLAS B. SPEACH, HEREBY CERTIFITY THAT THESE
DOCUMENTS WERE PREPARED OR APPROVED BY ME. AND
THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER
UNDER THE LAWS OF THE STATE OF MARYLAND,
LICENSE NO. 40263; EXPIRATION DATE: 6/14/21

SHEET TITLE:

APPROVALS SHEET

DSP-2



### **SURVEY NOTES:**

1. THE SUBJECT PARCELS ARE PARCEL A, BLOCK G AND LOT 57, BLOCK H AS RECORDED IN PLAT BOOK WWW 41 PLAT NO. 100 AND BEING THE LANDS OF REALTY DEVELOPMENT LLC AS RECORDED IN LIBER 17467 FOLIO 296 AND CORRECTED IN LIBER 17980 FOLIO 364, AMONG THE LANDS RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND SHOWN ON TAX MAP 33 PER THE DEPARTMENT OF

2. PARCEL A, BLOCK G AREA = 27,250 SQUARE FEET OR 0.626 ACRES LOT 57, BLOCK H AREA = 9,583 SQUARE FEET OR 0.220 ACRES

3. LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE, SOURCE INFORMATION FROM PLANS AND MARKINGS HAS BEEN COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT

4. THIS SURVEY WAS PERFORMED IN THE FIELD ON APRIL 30, 2020 UTILIZING THE REFERENCE DOCUMENTS AS LISTED HEREON AND DEPICTS BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS.

5. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY; HOWEVER, NO PHYSICAL INDICATIONS OF SUCH WERE FOUND AT THE TIME OF THE FIELD INSPECTION OF THIS SITE.

6. ELEVATIONS ARE BASED ON NGVD29 BASED ON RIM ELEVATIONS SHOWN ON THE UNSIGNED ALTA/ACSM LAND TITLE SURVEY BY LOIDERMAN SOLTESZ ASSOCIATES, INC. DATED 7/22/10.

7. THE PROPERTY IS LOCATED IN OTHER AREAS ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, PRINCE GEORGE'S COUNTY, MARYLAND AND INCORPORATED AREAS, PANEL 127 OF 466", MAP NUMBER 24033C0127E, WITH A MAP EFFECTIVE DATE OF SEPTEMBER 16, 2016.

8. PARCEL A, BLOCK G ZONING: WALKABLE NODE (UNIVERSITY)

BUILDING SETBACKS FRONT N/A

SIDE N/A REAR 10 FEET

TOTAL PARKING 91 SPACES PARKING RATIO 43,523 SF PARKING GSF

EXCAVATION MAY BE NECESSARY.

LOT 57, BLOCK H ZONING: WALKABLE NODE (UNIVERSITY)

BUILDING SETBACKS

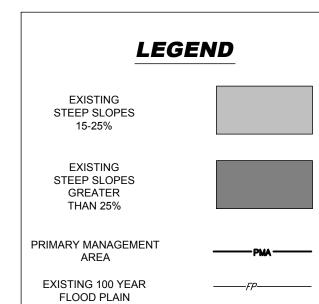
FRONT N/A REAR 10 FEET

ALL ZONING INFORMATION WAS PROVIDED IN A STUDENT HOUSING STUDY PREPARED BY BSB DESIGN, DATED MAY 3, 2019 AND MUST BE VERIFIED PRIOR TO USE OR RELIANCE UPON SAME, TO CONFIRM THE ZONING INFORMATION REPRESENTS AND DEPICTS THE THEN-CURRENT SITE-SPECIFIC INFORMATION." SHOULD THERE BE ANY CHANGE IN USE, SETBACK(S) AND/OR SET BACK REQUIREMENTS, ZONING CLASSIFICATION AND/OR ANY OTHER CHANGE OR VARIATION FROM THE CONDITIONS RECORDED HEREIN, THE CLIENT MUST VERIFY COMPLIANCE WITH THE USE, SET BACK, ZONING CLASSIFICATION AND/OR ORDINANCE, REGULATION OR LEGAL REQUIREMENT, PRIOR TO USING OR RELYING UPON THE FINDINGS RECORDED HEREIN, OR REFERENCING SAME AS RELATED TO THE PROPERTY, PROJECT AND/OR DEVELOPMENT.

9. PARCEL A, BLOCK G IS CONTIGUOUS WITH KNOX ROAD, PUBLIC ROADWAYS ALONG ITS COMMON LINES WITHOUT STRIPS, GAPS, GORES, OR OVERLAPS BETWEEN THE PARCELS. LOT 57, BLOCK H IS CONTIGUOUS WITH KNOX ROAD AND GUILFORD ROAD, PUBLIC ROADWAYS AND PARCEL 1, TERRAPIN ROW ALONG THEIR COMMON LINES WITHOUT STRIPS, GAPS, GORES, OR OVERLAPS.

10. PARKING: 34 STANDARD 34 TOTAL SPACES

11. THE UNDERSIGNED WAS IN RESPONSIBLE CHARGE OVER THE PREPARATION OF THIS SURVEY AND THE SURVEYING WORK REFLECTED IN IT, ALL IN COMPLIANCE WITH REQUIREMENTS SET FORTH IN "COMAR" SECTION 09.13.06.12.



**REVISIONS** REV DATE 1 08/28/20 | PEN IVING. | COMMENTS PER MNCPPC PER SDRC 2 02/25/21 PER SURGICOMMENTS



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PROJECT No.: DRAWN BY: CHECKED BY:

DATE: CAD I.D.:

PROJECT: **DETAILED SITE PLAN** 

ASPEN - MARYLAND

PROPOSED DEVELOPMENT

4205 & 4206 KNOX ROAD COLLEGE PARK, MD 20740 PRINCE GEORGE'S COUNTY

**BOHLER** 

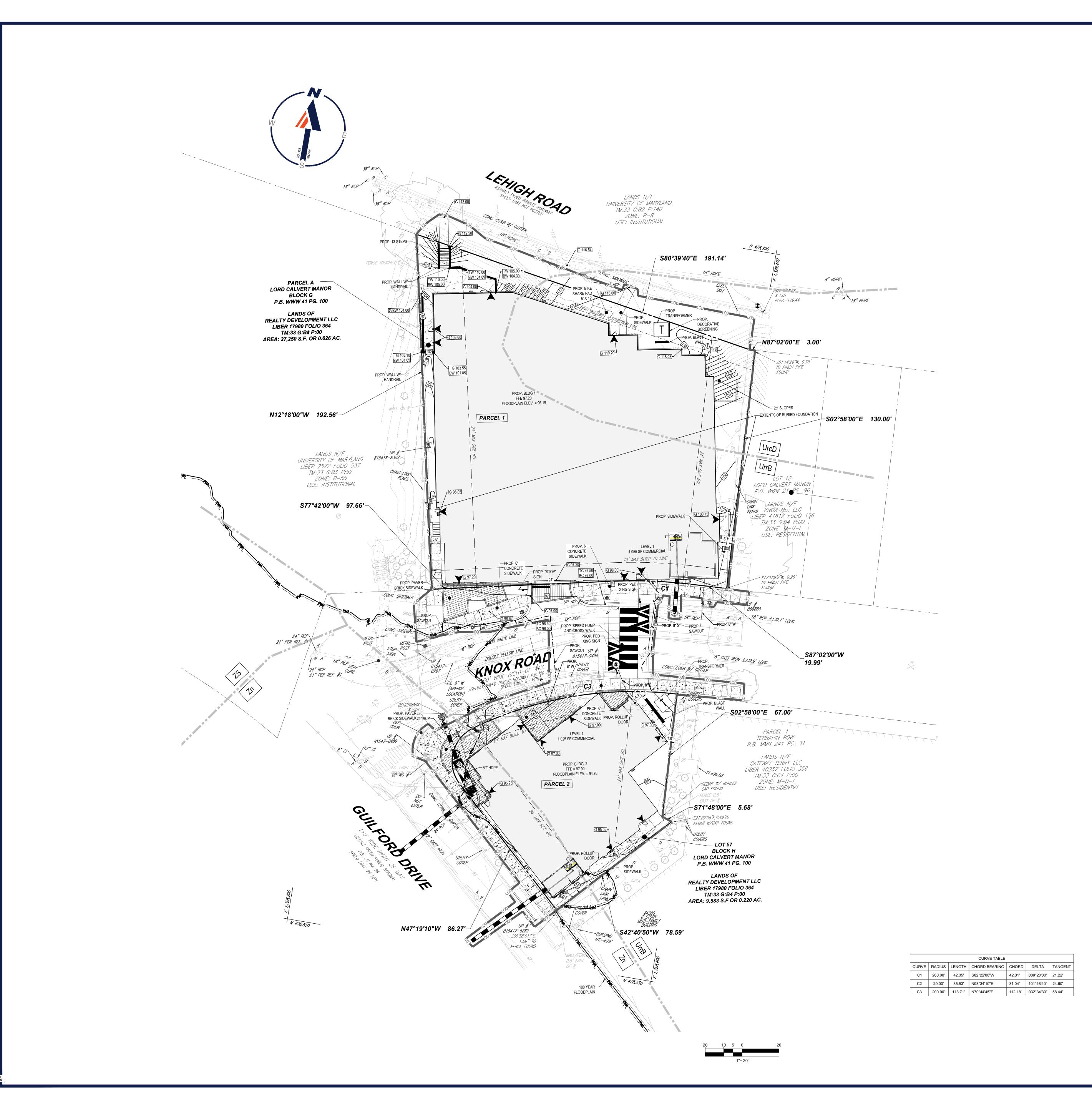
16701 MELFORD BLVD, SUITE 310 **BOWIE, MARYLAND 20715** Phone: (301) 809-4500 Fax: (301) 809-4501

MD@BohlerEng.com N. B. SPEACH

I, NICHOLAS B. SPEACH, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 40263, EXPIRATION DATE: 6/14/21

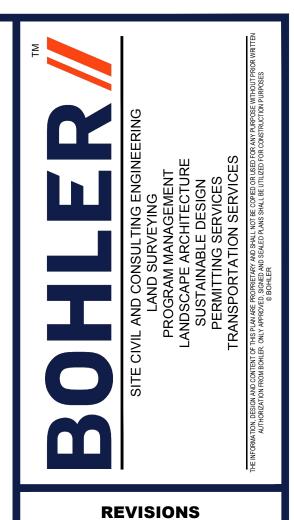
**OVERALL** EXISTING PLAN

DSP-3



# LEGEND

MICRO-BIORETENTION FACILITY	
PROPOSED BUILDING	
PROPOSED CONCRETE SIDEWALK	
PROPOSED CONCRETE PAVERS	
PROPOSED STAMPED CONCRETE	
PRIMARY MANAGEMENT AREA	——РМА———
PROPOSED 100 YEAR FLOOD PLAIN	FPL



REV DATE

1 08/28/20 PER MNCPPC COMMENTS
2 02/25/21 PER SDRC COMMENTS

	Know what's below. Call before you dig. ALWAYS CALL 811 It's fast. It's free. It's the law.						
N	_	PPROVED FO	R				
THIS REVIEV	AND APPROVA	ITENDED FOR MUNICIPAL AND/OR A AL. IT IS NOT INTENDED AS A CONS' UNLESS INDICATED OTHERWISE.	GENCY TRUCTION				
DRA			192199 AJH NBS 06/15/20 SS0				
PRO	JECT:						
	DET	AILED SITE PLAN	į				
		— FOR ———					

BOHLER/

ASPEN - MARYLAND

PROPOSED DEVELOPMENT

4205 & 4206 KNOX ROAD COLLEGE PARK, MD 20740 PRINCE GEORGE'S COUNTY

16701 MELFORD BLVD , SUITE 310 BOWIE, MARYLAND 20715 Phone: (301) 809-4500 Fax: (301) 809-4501 MD@BohlerEng.com

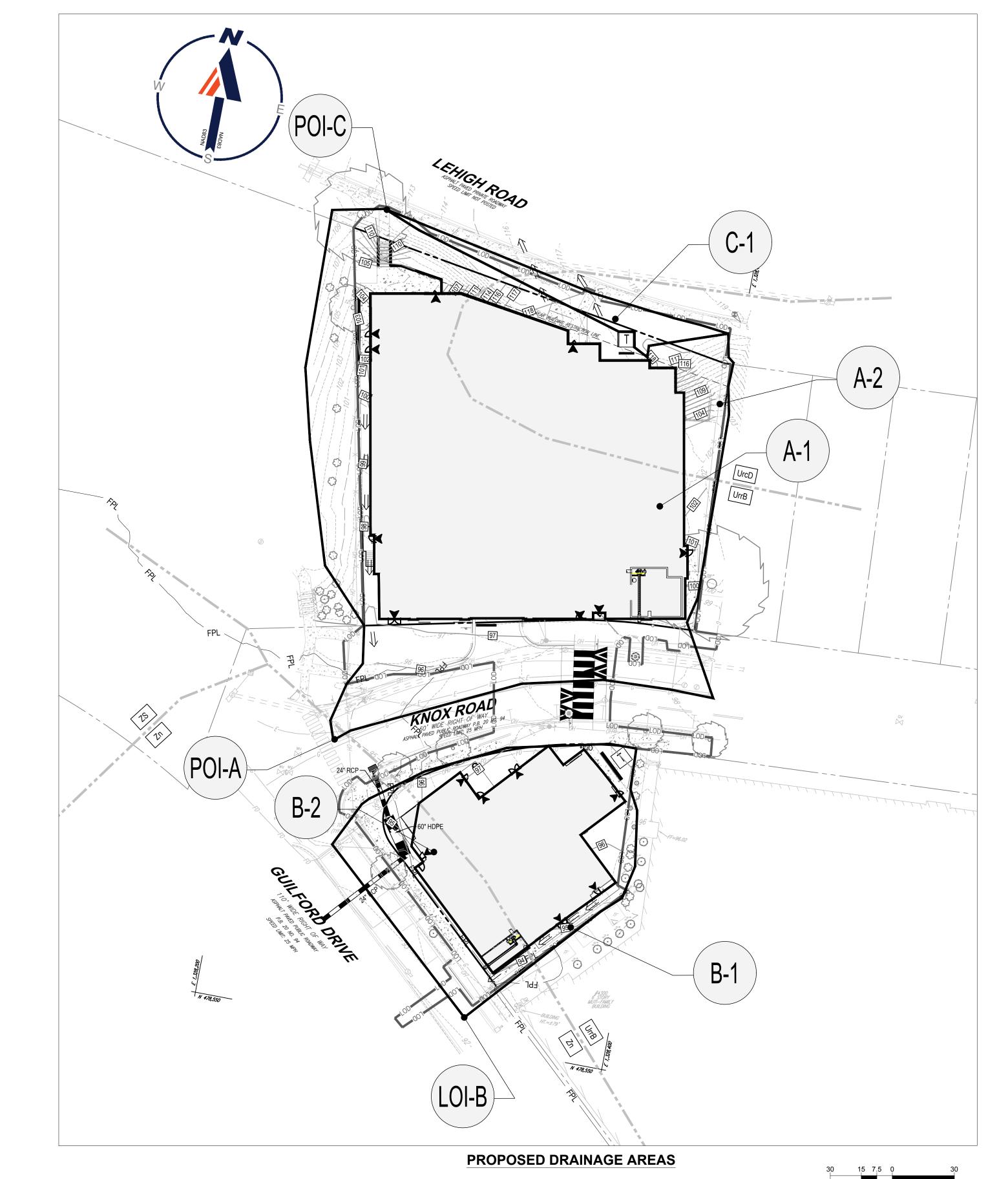
PROFESSIONAL ENGINEER
MARYLAND LICENSEN D. 40263-37/4/2021
PROFESSIONAL ERRIFICATION
I, NICHOLAS B. SPEACH, HEREBY CERTIFY THAT THESE
DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND
THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER
UNDER THE LAWS OF THE STATE OF MARYLAND,
LICENSE NO. 40263, EXPIRATION DATE: 6/14/21

OVERALL
PROPOSED
PLAN

SHEET NUMBER:

DSP-4

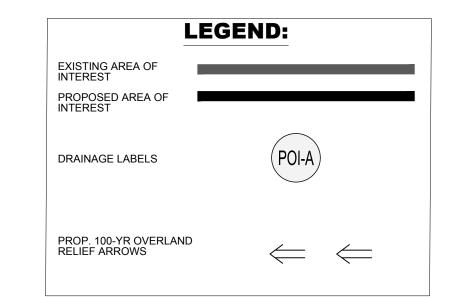




**EXISTING DRAINAGE AREAS** 

EXISTING DRAINAGE SUMMARY						
DA#	IMPERVIOUS AREA	PERVIOUS AREA	TOTAL AREA	С		
A-1	0.65	0.22	0.87	0.75		
B-1	0.20	0.09	0.29	0.71		
C-1	0.00	0.03	0.03	0.30		

EXISTING STUDY POINT SUMMARY						
STUDY POINT	AREA	CN	10-YR FLOW	100-YR FLOW	OVERALL 100-YR FLOW	
POI-A	0.87	94	4.54 CFS	6.48 CFS	0.40.050	
LOI-B	0.29	94	1.51 CFS	2.00 CFS	8.48 CFS	
POI-C	0.03	84	0.13 CFS	0.22 CFS	0.22 CFS	



	PROPOSED DRAINAGE SUMMARY									
DA#	IMPERVIOUS AREA	PERVIOUS AREA	TOTAL AREA	С						
A-1	0.49	0.00	0.49	0.90						
A-2	0.13	0.25	0.38	0.51						
B-1	0.06	0.07	0.13	0.58						

0.00

0.03

C-1

0.00

0.15

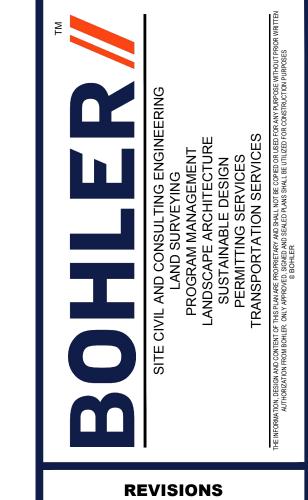
0.03

0.90

0.30

	PROPOSED STUDY POINT SUMMARY							
STUDY POINT	AREA	CN	10-YR FLOW	100-YR FLOW (WITHOUT CONTROL STRUCTURE)	100-YR FLOW (WITH CONTROL STRUCTURE)	OVERALL 100-YR FLOW (WITH CONTROL STRUCTURE)		
POI-A	0.85	93	3.97 CFS	7.23 CFS	3.91 CFS	0.40.050		
LOI-B	0.28	89	1.30 CFS	2.34 CFS	2.28 CFS	6.19 CFS		
POI-C	0.03	84	0.10 CFS	0.22 CFS	0.22 CFS	0.22 CFS		

CURVE TABLE							
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT	
C1	260.00'	42.35'	S82°22'00"W	42.31'	009°20'00"	21.22'	
C2	20.00'	35.53'	N03°34'10"E	31.04'	101°46'40"	24.60'	
C3	200.00'	113.71'	N70°44'45"E	112.18'	032°34'30"	58.44'	



	REV DATE		COMMENT	DRAV
	IXLV	DAIL	COMMENT	CHEC
	1	08/28/20	PER MNCPPC	A
			COMMENTS	N
	2	2 02/25/21	PER SDRC	A
			COMMENTS	N



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PROJECT No.:

MB1921

DRAWN BY:

CHECKED BY:

N
DATE:

06/15
CAD I.D.:

CAD I.D.:

PROJECT:

DETAILED SITE PLAN

ASPEN - MARYLAND

PROPOSED
DEVELOPMENT

4205 & 4206 KNOX ROAD
COLLEGE PARK, MD 20740
PRINCE GEORGE'S COUNTY



16701 MELFORD BLVD , SUITE 310 BOWIE, MARYLAND 20715 Phone: (301) 809-4500 Fax: (301) 809-4501 MD@BohlerEng.com

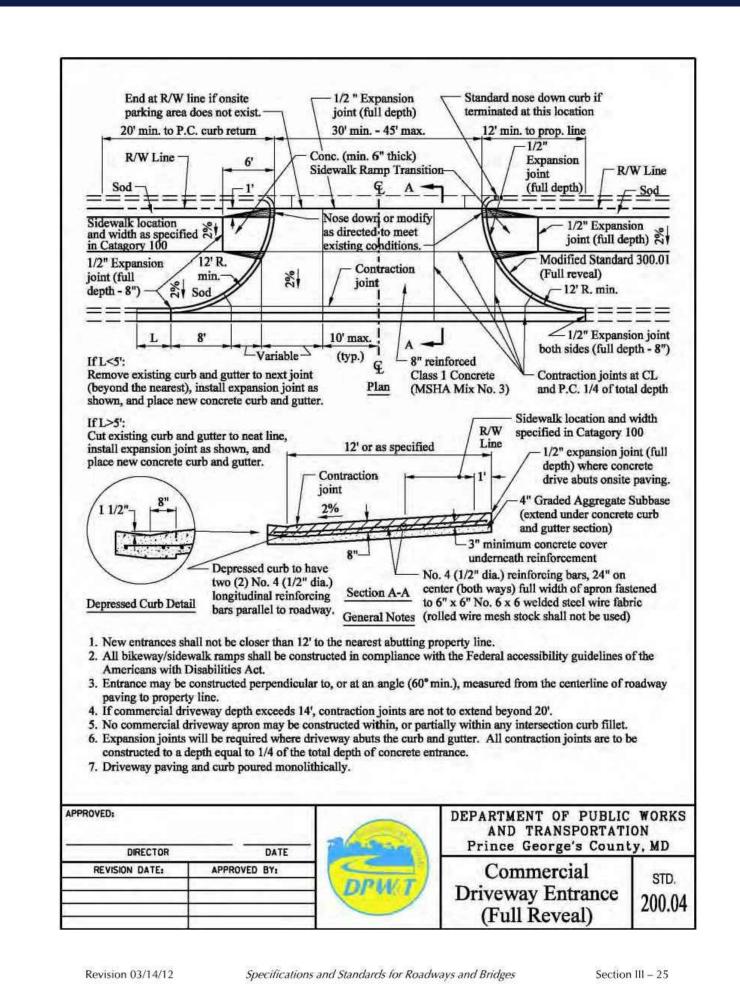
PROFESSIONAL ENGINEER
MARYLAND LICENSE NO. 40283-3 /-4 / 2021
PROFESSIONAL CERTIFICATION

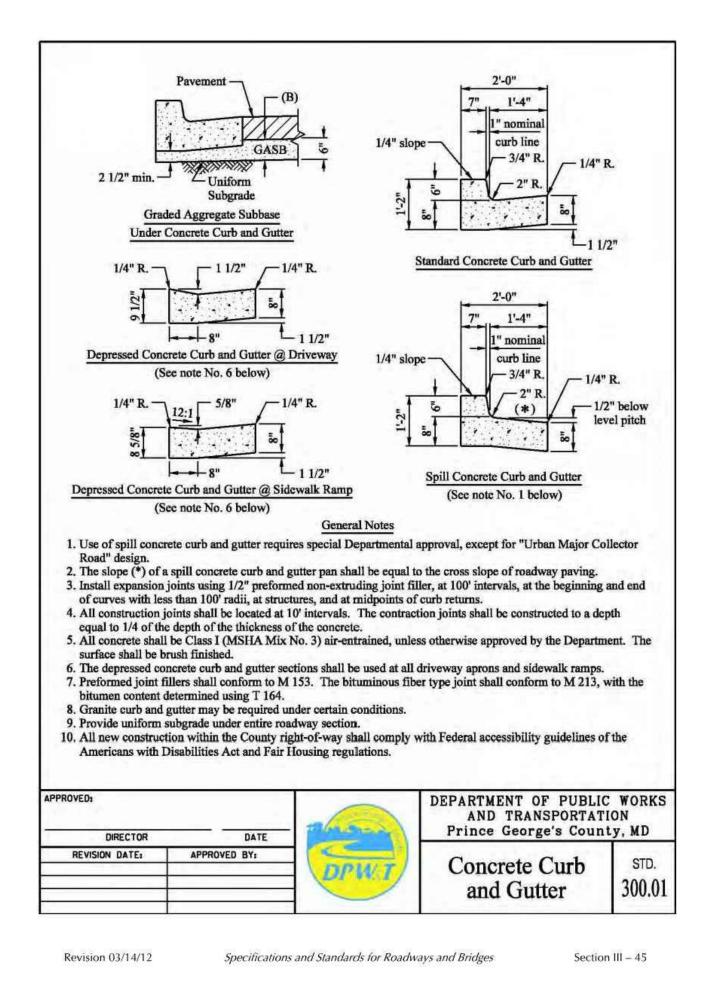
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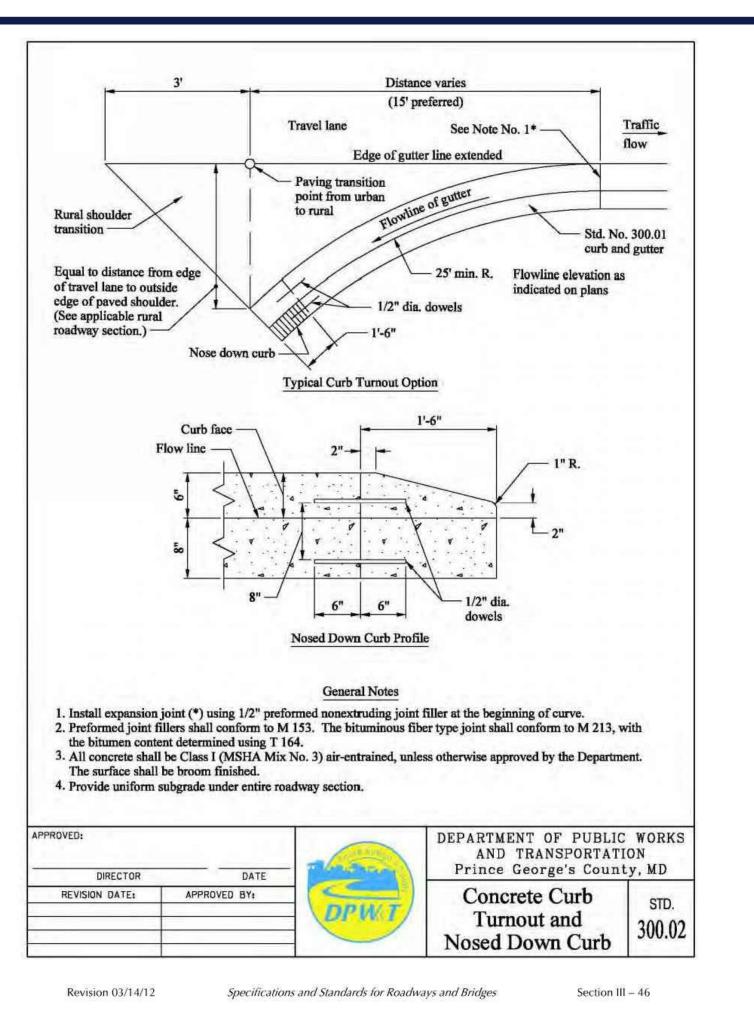
CHEET TITLE

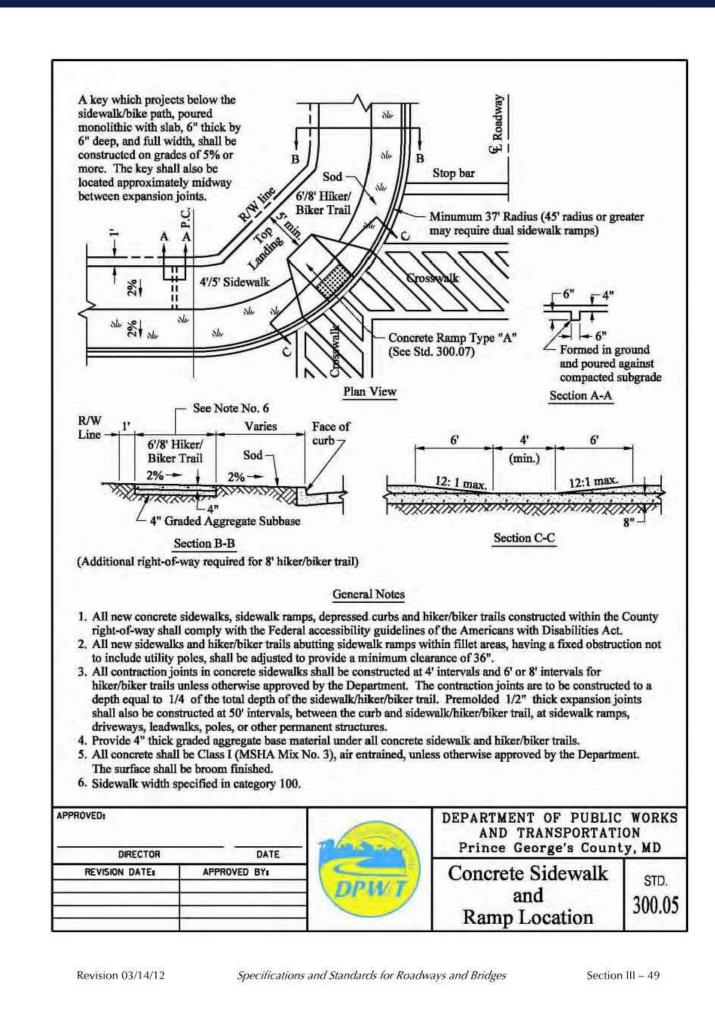
DRAINAGE AREA MAPS

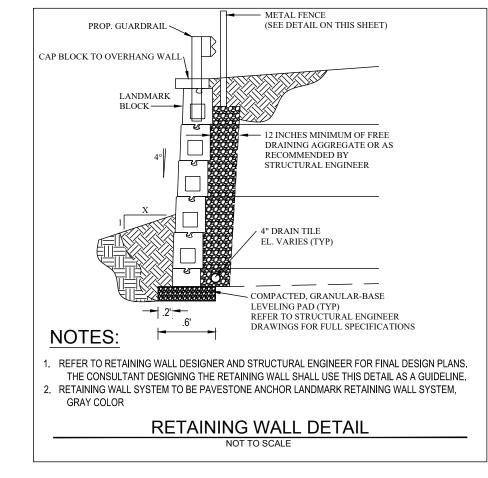
DSP-5

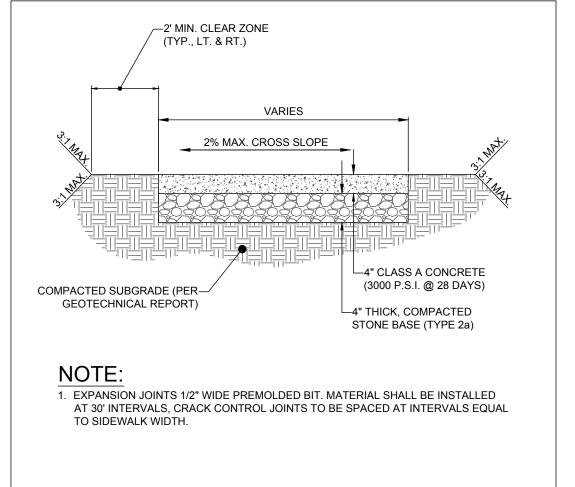




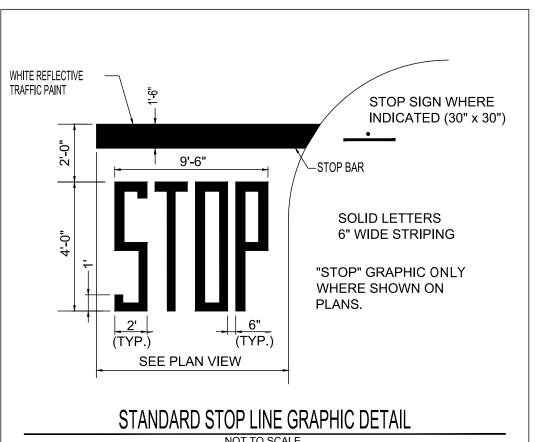


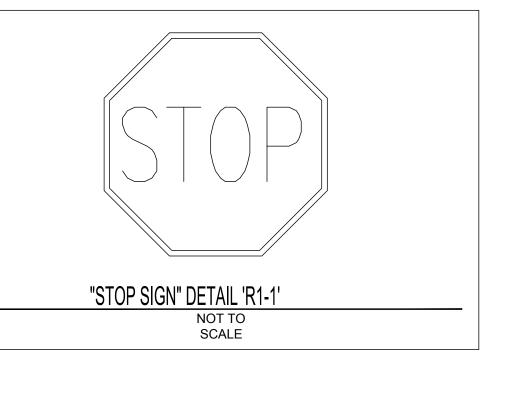


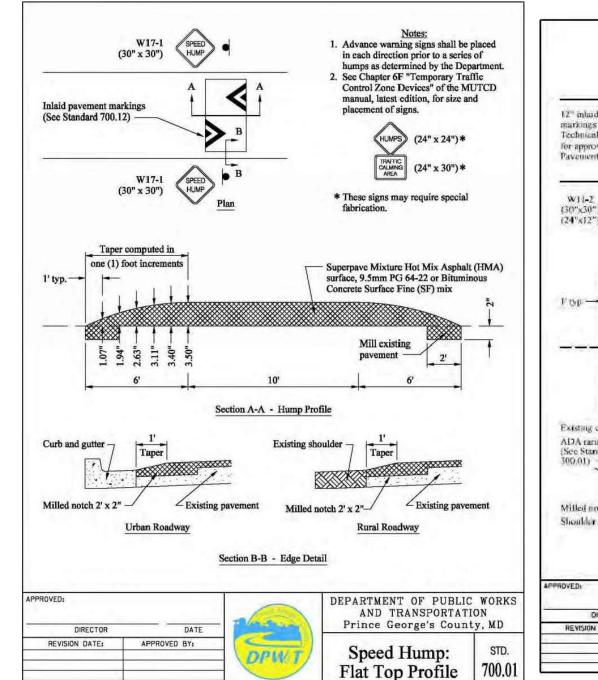


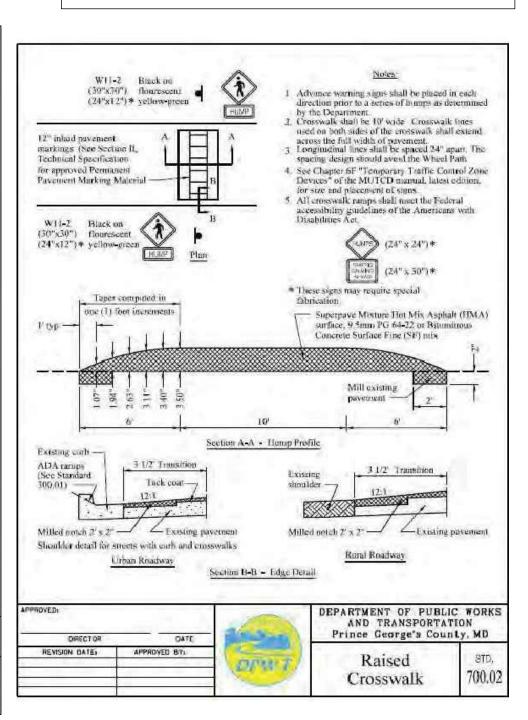


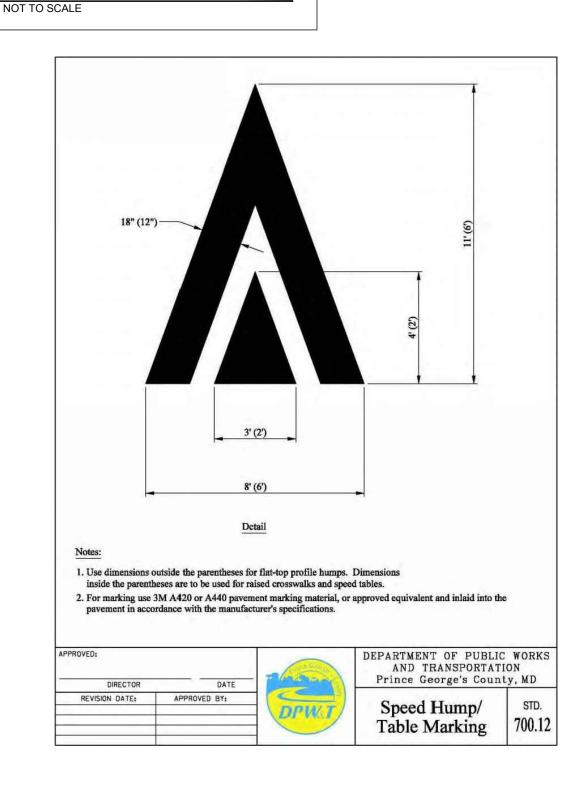
**CONCRETE SIDEWALK DETAIL** 

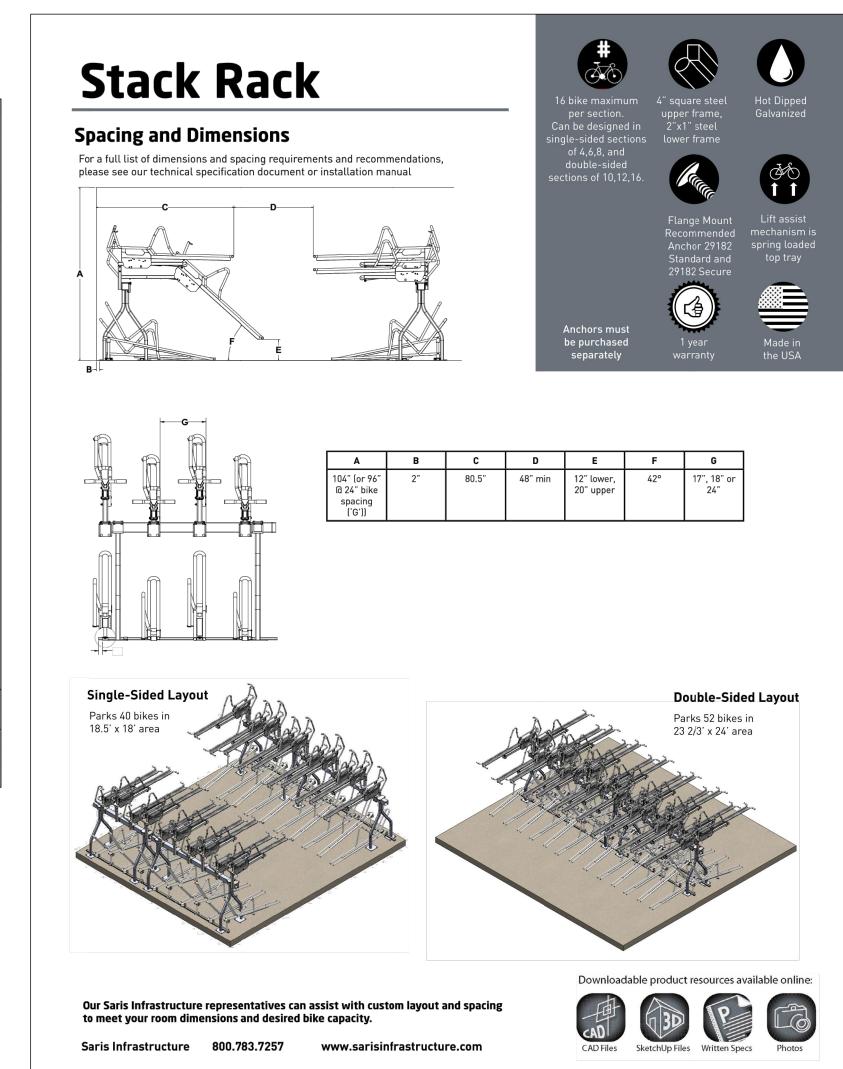


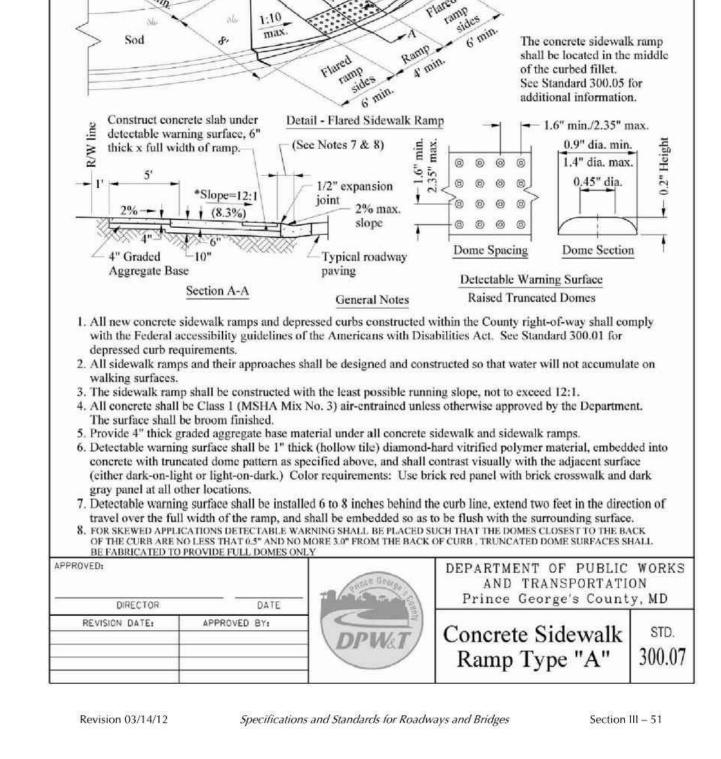










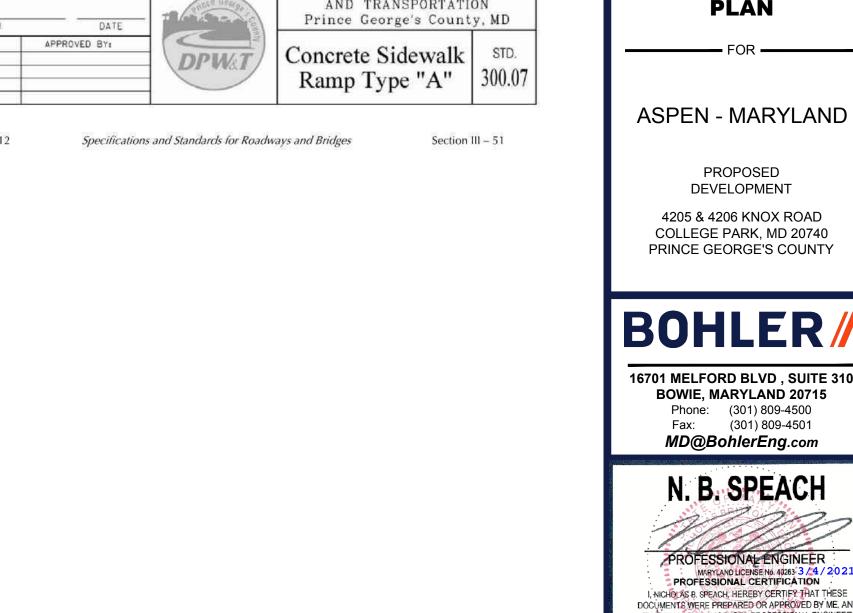


Heavy line shown around sidewalk ramp denotes

typical 1/2" premolded

Sidewalk

expansion joint placement.



Contraction joint

-2' x 4' Detectable

warning surfaces

1/2" Expansion joint (Both

sides, front and rear of ramp)

across full ramp width

DECORATIVE METAL SCREEN









N. B. SPEACH PROFESSIONAL ENGINEER MARYLAND LICENSE No. 40263-3 /4 / 20
PROFESSIONAL CERTIFICATION I, NICHOLAS B. SPEACH, HEREBY CERTIFY THAT THESE OCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEE UNDER THE LAWS OF THE STATE OF MARYLAND LICENSE NO. 40263, EXPIRATION DATE: 6/14/21

**REVISIONS** 

PER MNCPPC

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**DETAILED SITE** 

**PLAN** 

FOR ——

PROPOSED

DOCUMENT UNLESS IND

DRAWN BY:

DATE:

CAD I.D.:

PROJECT:

**CHECKED BY:** 

PER SDRC

08/28/20 COMMENTS

2 02/25/21 PER SUITO COMMENTS

COMMENT

REV DATE

DSP-6

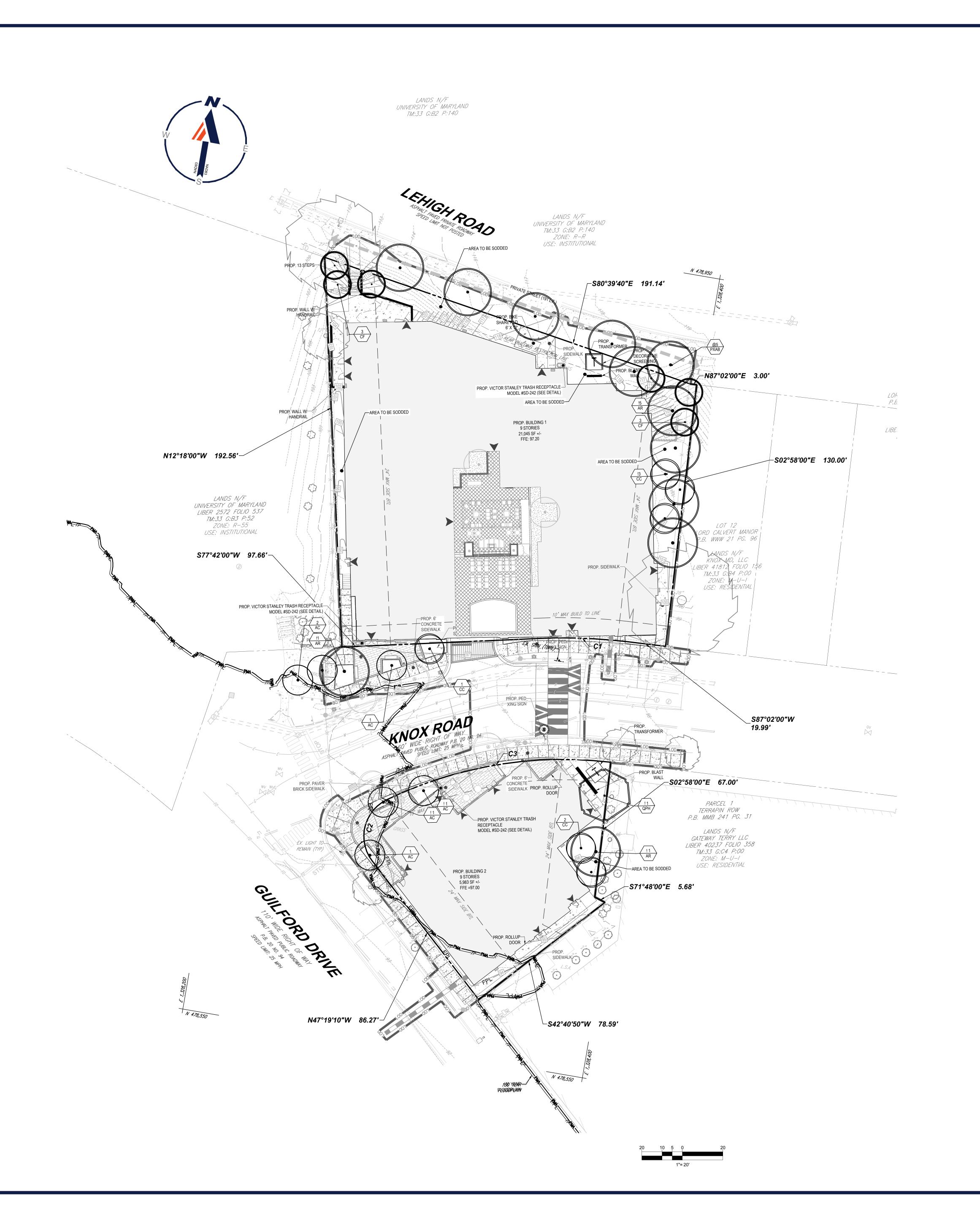
SITE DETAILS

REVISION 2 - 02/25/21

TRANSFORMER SCREEN DECORATIVE PANEL

MODULAR SCREEN PANELS

ATTACHED TO "BUMPER



		LANI	DSCAPE SCHEDULI			
KEY	QTY.	BOTANICAL NAME	COMMON NAME	CAL. / HT.	CONT.	NATIVE
SHADE TREES						
AR	7	ACER RUBRUM	RED MAPLE	2 1/2-3" CAL. / 12-14'	B+B	NATIVE
PXAB	5	PLATANUS X ACERIFOLIA 'BLOODGOOD'	BLOODGOOD LONDON PLANETREE	2 1/2-3" CAL. / 12-14'	B+B	NON-NATIVE
QPH	1	QUERCUS PHELLOS	WILLOW OAK 2 1/2-3" CAL. / 12-14'		B+B	NATIVE
SUBTOTAL:	13					
ORNAMENTAL TRI	EES					
AC	6	AMELANCHIER CANADENSIS	MULTI STEM SHADBLOW SERVICEBERRY	1-1 1/2" CAL. / 8-10'	B+B	NATIVE
СС	6	CERCIS CANADENSIS	EASTERN REDBUD	2-2 1/2" CAL. / 8-10'	B+B	NATIVE
CF	6	CORNUS FLORIDA	WHITE FLOWERING DOGWOOD	1-1 1/2" CAL. / 8-10'	B+B	NATIVE
SUBTOTAL:	18					

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.

SCHEDULE 4.1-4 RESIDENTIAL REQUIREMENTS FOR	MULTI FAMILY
1. GREEN SPACE PROVIDED	0.209 AC. (9,112 S.F.)
2. NUMBER OF TREES REQUIRED PER 1,000 S.F OF GREEN SPACE PROVIDED	9.1 SHADE TREES ORNAMENTAL/EVERGREEN TREE
3. TOTAL NUMBER OF TREES REQUIRED	9.1 SHADE TREES ORNAMENTAL/EVERGREEN TREES (2:1)
4. TOTAL NUMBER OF TREES PROVIDED	8 SHADE TREES 6 ORNAMENTAL TREES
"!" INDICATES MATERIAL USED TO MEET THIS REQUIRMENT	
SECTION 4.9 SUSTAINABLE LANDSCAPING RE	QUIREMENT
1. PERCENTAGE OF PLANT MATERIAL REQUIRED IN EACH CATEGORY:	
REQUIRED	PROVIDED
SHADE TREES: 13 x 50% = 7.5  ORNAMENTAL TREES: 18 x 50% = 11  EVERGREEN TREES: 0 x 30% = N/A  SHRUBS: 0 x 30% = N/A	SHADE TREES: 8 (62% NATIVE) ORNAMENTAL TREES: 18 (100% NATIVE) EVERGREEN TREES: N/A SHRUBS: N/A
2. ARE INVASIVE SPECIES PROPOSED	NO
3. ARE EXISTING INVASIVE SPECIES ON-SITE IN AREAS THAT ARE TO REMAIN UNDISTURBED	NO
4. IF "YES" IS CHECKED IN NUMBERS 2 OR 3, IS A NOTE INCLUDED ON THE PLAN REQUIRING REMOVAL OF INVASIVE SPECIES PRIOR TO CERTIFICATION IN ACCORDANCE WITH SECTION 1.5, CERTIFICATION OF INSTALLATION OF PLANT MATERIALS	N/A
5. ARE TREES PROPOSED TO BE PLANTED ON SLOPES GREATER THAN 3:1	NO

SCHEDULE 4.10-1 STREET TREES ALONG PRIVATE STREETS: L	EHIGH ROAD (191 L.F.)
1. NUMBER OF STREET TREES REQUIRED (1 TREE PER 35 LINEAR FEET OF FRONTAGE EXCLUDING DRIVEWAY OPENINGS)	6 STREET TREES
2. NUMBER OF STREET TREES PROVIDED	5 STREET TREES 1 EXISTING TREE
3. IF ORNAMENTAL TREES ARE USED, ARE THEY SPACED ON AVERAGE 30 FEET ON CENTER	NOT APPLICABLE
4. ARE STREET TREES LOCATED A MINIMUM OF 35 FEET FROM THE POINT OF CURVATURE OF AN INTERSECTION	NO
5. ARE STREET TREES LOCATED A MINIMUM OF 10 FEET FROM THE POINT OF CURVATURE OF A RESIDENTIAL DRIVEWAY	YES
6. ARE STREET TREES LOCATED A MINIMUM OF 20 FEET FROM THE POINT OF CURVATURE OF COMMERCIAL DRIVEWAY ENTRANCES	NOT APPLICABLE
7. ARE STREET TREES LOCATED BETWEEN THE SIDEWALK AND FACE OF CURB IN A SPACE NO LESS THAN 5 FEET WIDE	NO
8. ARE STREET TREES LOCATED A MINIMUM OF 15 FEET FROM STREET LIGHT POLES	YES
9. ARE STREET TREES LOCATED A MINIMUM OF 10 FEET FROM WATER METERS	YES
10. ARE STREET TREES LOCATED A MINIMUM OF 10 FEET FROM STORM DRAIN INLETS, HYDRANTS, OR MANHOLES	YES
11. AREA OF SOIL SURFACE REQUIRED	NOT APPLICABLE
12. MINIMUM AREA OF SOIL SURFACE PROVIDED	NOT APPLICABLE
"@" INDICATES MATERIAL USED TO MEET THIS REQUIREMENT	

PER THE CENTRAL US 1 CORRIDOR MANUAL AND APPROVED SECTOR PLAN AND SECTIONAL MAP AMMENDMENT. THE PROVISIONS OF THE LANDSCAPE MANUAL REGARDING ALTERNATIVE COMPLIANCE, COMMERCIAL AND INDUSTRIAL LANDSCAPED STRIP REQUIREMENTS, PARKING LOT REQUIREMENTS, AND BUFFERING INCOMPATIBLE USES DO NOT APPLY WITHIN THE DEVELOPMENT DISTRICT. ALL OTHER STANDARDS AND REGULATIONS OF THE LANDSCAPE MANUAL APPLY AS NECESSARY.

Project Name:	TCP2#:	DRD Case #:	Area (acres
AHP College Park - TM			
Site Calculations:	Zone 1:		0.
	Zone 2:		
	Zone 3:		
	Zone 4:		420-
	Total Acres:		0.
	Personal Value controlled on the state of	TCC Required	
Total Acres (gross acres)	% of TCC required	(Acres)	in (SF)
0.85	10.0%		36
A. TOTAL ON-SITE WC PROVIDED (acres) =		acres	
B. TOTAL AREA EXISTING TREES (non-WC acres) =		acres	427.46
C. TOTAL SQUARE FOOTAGE IN LANDSCAPE TREES =			44
D. TOTAL TREE CANOPY COVERAGE PROVIDED =			44
E. TOTAL SQUARE FOOTAGE REQUIRED =			36
			Requireme
			Satisfied
			:
A CONTRACT OF THE PARTY OF THE	TCC Credit per Tree	Number of	Lance of the second
Credit Categories for Landscape Trees	Based on Size at	Trees	TCC Credit (
	Planting (SF)	****	3
Deciduous - columnar shade tree (50 ' or less height)	2 -1/2 - 3" = 65		
Decided as - Columnar shade tree (50 of less freight)	3 - 3 1/2" = 75		
Deciduous - <b>ornamental</b> tree (20' or less height with equal	1-1/2 - 1-3/4"= 75	12	ğ
spread). Minimum planting size 7 - 9 ' in height	2 - 2 1/2" = 100	6	6
	2 -1/2 - 3" = 110		*
Deciduous - minor shade tree (25-50' height with equal	2-1/2-3" = 160	e	0
spread or greater). Minimum planting size 8-10' in height	3 - 3 1/2" = 175		T and
Deci <mark>duous - <b>major shade</b> tree (50' and greater ht. with spread</mark>		13	29
equal to or greater than ht) Minimum planting size 12 to 14' in			
height	3 - 3 1/2" = 250		4
	6 - 8' = 40		
Evergreen - columnar tree (less than 30' height with spread	8 - 10' = 50		4
ess than 15')	10 - 12' = 75		
	6 - 8' = 75	E.	6
	8 - 10' = 100		
Evergreen - small tree (30-40' height with spread of 15-20')	10 - 12' = 125	-	4
	6 - 8' = 125		
Programme and the second secon	8 - 10' = 150	b	Δ
Evergreen - <b>medium tree</b> (40-50' height with spread of 20-30')			
	6 - 8' = 150		6
Evergreen - large tree (50' height or greater with spread of	8 - 10' = 200		
over 30')	10 - 12' = 250		
TOTAL NUMBER OF TREES/TCC CREDIT (SF)		31	44
(Manually enter information/figures into shaded areas)			
5.8			
Poblar Engineering		1/10/2021	
Bohler Engineering : Prepared by		1/19/2021 Date	
Prepared by		Date	
	1	Revised June 2	.011



**REVISIONS** 

REV	DATE	COMMENT
1	08/28/20	PER MNCPPC COMMENTS
2	02/25/21	PER SDRC COMMENTS



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CAD I.D.:
PROJECT:

DETAILED SITE PLAN

ASPEN - MARYLAND

PROPOSED
DEVELOPMENT

4205 & 4206 KNOX ROAD
COLLEGE PARK, MD 20740
PRINCE GEORGE'S COUNTY

OHI FR //

16701 MELFORD BLVD , SUITE 310 BOWIE, MARYLAND 20715 Phone: (301) 809-4500 Fax: (301) 809-4501 MD@BohlerEng.com

E.R. McWILLIAMS

03/04/2021

REGISTERED LANDS GAPE ARCHITECT

MAYLAND LICENSE 10, 3697

PROFESSIONAL CERTIFY THAT THESE

DOCUMENTS WERE PREPARED OR APPROVED BY ME,

AND THAT I AM A DULY LICENSE OLANDS CAPE ARCHITECT

UNDER THE LAWS OF THE STATE OF MARYLAND,

LICENSE 10, 3697, EXPIRATION DATE: 9/20/22

EET TITLE:

LANDSCAPE PLAN

DSP-7

1. SCOPE OF WORK: THE LANDSCAPE CONTRACTOR SHALL BE REQUIRED TO PERFORM ALL CLEARING FINISHED GRADING SOIL PREPARATION. PERMANENT SEEDING OR SODDING, PLANTING AND MULCHING INCLUDING ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF THIS PROJECT, UNLESS OTHERWISE CONTRACTED BY THE GENERAL CONTRACTOR. 2. MATERIALS A. GENERAL - ALL HARDSCAPE MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS OUTLINED IN THE STATE

B. TOPSOIL - NATURAL, FRIABLE, LOAMY SILT SOIL HAVING AN ORGANIC CONTENT NOT LESS THAN 5%, A PH RANGE BETWEEN 4.5-7.0. IT SHALL BE FREE OF DEBRIS, ROCKS LARGER THAN ONE INCH (1"), WOOD, ROOTS, VEGETABLE C. LAWN - ALL DISTURBED AREAS ARE TO BE TREATED WITH A MINIMUM SIX INCH (6") THICK LAYER OF TOPSOIL, OR

DEPARTMENT OF TRANSPORTATION'S SPECIFICATIONS.

AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT. AND SEEDED OR SODDED IN ACCORDANCE WITH THE PERMANENT STABILIZATION METHODS INDICATED WITHIN THE SOIL FROSION AND SEDIMENT CONTROL NOTES. 1.1. LAWN SEED MIXTURE SHALL BE FRESH, CLEAN NEW CROP SEED. 1.2. SOD SHALL BE STRONGLY ROOTED, WEED AND DISEASE/PEST FREE WITH A UNIFORM THICKNESS. 1.3. SOD INSTALLED ON SLOPES GREATER THAN 4:1 SHALL BE PEGGED TO HOLD SOD IN PLACE.

D. MULCH - THE MULCH AROUND THE PERIMETER OF THE BUILDING SHALL BE A 3" LAYER OF DOUBLE SHREDDED BLACK CEDAR MULCH ONLY. ALL OTHER AREAS SHALL BE MULCHED WITH A 3" LAYER OF DOUBLE SHREDDED DARK BROWN HARDWOOD BARK MULCH, UNLESS OTHERWISE STATED ON THE LANDSCAPE PLAN.

1.1. FERTILIZER SHALL BE DELIVERED TO THE SITE MIXED AS SPECIFIED IN THE ORIGINAL UNOPENED STANDARD BAGS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. FERTILIZER SHALL BE STORED IN A WEATHERPROOF PLACE SO THAT IT CAN BE KEPT DRY PRIOR TO USE 1.2. FOR THE PURPOSE OF BIDDING, ASSUME THAT FERTILIZER SHALL BE 10% NITROGEN, 6% PHOSPHORUS AND 4% POTASSIUM BY WEIGHT. A FERTILIZER SHOULD NOT BE SELECTED WITHOUT A SOIL TEST PERFORMED BY A CERTIFIED SOIL LABORATORY.

1.1. ALL PLANTS SHALL IN ALL CASES CONFORM TO THE REQUIREMENTS OF THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1), LATEST EDITION, AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE 1.2. IN ALL CASES, BOTANICAL NAMES SHALL TAKE PRECEDENCE OVER COMMON NAMES FOR ANY AND ALL

PLANT MATERIAL 1.3. PLANTS SHALL BE LEGIBLY TAGGED WITH THE PROPER NAME AND SIZE. TAGS ARE TO REMAIN ON AT LEAS' ONE PLANT OF EACH SPECIES FOR VERIFICATION PURPOSES DURING THE FINAL INSPECTION. 1.4. TREES WITH ABRASION OF THE BARK. SUN SCALDS. DISFIGURATION OR FRESH CUTS OF LIMBS OVER 11/4 WHICH HAVE NOT BEEN COMPLETELY CALLUSED, SHALL BE REJECTED.PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES. 1.5. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH: WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE OF DISEASE, INSECTS, PESTS, EGGS OR LARVAE.

INCHES (6") ABOVE THE NATURAL GRADE FOR TREES UP TO AND INCLUDING A FOUR INCH (4") CALIPER SIZE. IF THE CALIPER AT SIX INCHES (6") ABOVE THE GROUND EXCEEDS FOUR INCHES (4") IN CALIPER, THE CALIPER SHOULD BE MEASURED AT A POINT 12" ABOVE THE NATURAL GRADE 1.7. SHRUBS SHALL BE MEASURED TO THE AVERAGE HEIGHT OR SPREAD OF THE SHRUB, AND NOT TO THE

1.6. CALIPER MEASUREMENTS OF NURSERY GROWN TREES SHALL BE TAKEN AT A POINT ON THE TRUNK SIX

1.8. TREES AND SHRUBS SHALL BE HANDLED WITH CARE BY THE ROOT BALL GENERAL WORK PROCEDURES

A. CONTRACTOR TO UTILIZE WORKMANLIKE INDUSTRY STANDARDS IN PERFORMING ALL LANDSCAPE CONSTRUCTION. THE SITE IS TO BE LEFT IN A CLEAN STATE AT THE END OF EACH WORKDAY. ALL DEBRIS, MATERIALS AND TOOLS SHALL BE PROPERLY STORED, STOCKPILED OR DISPOSED OF.

4. SITE PREPARATIONS

B. WASTE MATERIALS AND DEBRIS SHALL BE COMPLETELY DISPOSED OF AT THE CONTRACTOR'S EXPENSE. DEBRIS SHALL NOT BE BURIED, INCLUDING ORGANIC MATERIALS, BUT SHALL BE REMOVED COMPLETELY FROM THE SITE.

A. BEFORE AND DURING PRELIMINARY GRADING AND FINISHED GRADING, ALL WEEDS AND GRASSES SHALL BE DUG OUT BY THE ROOTS AND DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES OUTLINED HEREIN. B. ALL EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE ANY DAMAGED BRANCHES. THE ENTIRE LIMB OF M. GROUND COVER AREAS SHALL RECEIVE A 1/2" LAYER OF HUMUS RAKED INTO THE TOP 1" OF PREPARED SOIL ANY DAMAGED BRANCH SHALL BE CUT OFF AT THE TRUNK. CONTRACTOR SHALL ENSURE THAT CUTS ARE SMOOTH AND STRAIGHT. ANY EXPOSED ROOTS SHALL BE CUT BACK WITH CLEAN, SHARP TOOLS AND TOPSOIL SHALL BE PLACED AROUND THE REMAINDER OF THE ROOTS. EXISTING TREES SHALL BE MONITORED ON A REGULAR BASIS FOR ADDITIONAL ROOT OR BRANCH DAMAGE AS A RESULT OF CONSTRUCTION. ROOTS SHALL NOT BE LEFT EXPOSED FOR MORE THAN ONE (1) DAY. CONTRACTOR SHALL WATER EXISTING TREES AS NEEDED TO PREVENT SHOCK OR DECLINE.

C. CONTRACTOR SHALL ARRANGE TO HAVE A UTILITY STAKE-OUT TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY LANDSCAPE MATERIAL. UTILITY COMPANIES SHALL BE CONTACTED THREE (3) DAYS PRIOR TO THE BEGINNING OF WORK.

. TREE PROTECTION A. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES TO REMAIN. A TREE PROTECTION ZONE SHALL BE ESTABLISHED AT THE DRIP LINE OR 15 FEET FROM THE TRUNK OR AT THE LIMIT OF CONSTRUCTION DISTURBANCE, WHICHEVER IS GREATER. LOCAL STANDARDS THAT MAY REQUIRE A MORE STRICT TREE PROTECTION ZONE SHALL BE HONORED. B. A FORTY-EIGHT INCH (48") HIGH WOODEN SNOW FENCE OR ORANGE COLORED HIGH-DENSITY 'VISI-FENCE', OR APPROVED EQUAL, MOUNTED ON STEEL POSTS SHALL BE PLACED ALONG THE BOUNDARY OF THE TREE

PROTECTION ZONE. POSTS SHALL BE LOCATED AT A MAXIMUM OF EIGHT FEET (8') ON CENTER OR AS INDICATED WITHIN THE TREE PROTECTION DETAIL. C. WHEN THE TREE PROTECTION FENCING HAS BEEN INSTALLED, IT SHALL BE INSPECTED BY THE APPROVING AGENCY PRIOR TO DEMOLITION, GRADING, TREE CLEARING OR ANY OTHER CONSTRUCTION. THE FENCING ALONG THE TREE PROTECTION ZONE SHALL BE REGULARLY INSPECTED BY THE LANDSCAPE CONTRACTOR AND

MAINTAINED UNTIL ALL CONSTRUCTION ACTIVITY HAS BEEN COMPLETED. D. AT NO TIME SHALL MACHINERY, DEBRIS, FALLEN TREES OR OTHER MATERIALS BE PLACED, STOCKPILED OR LEFT STANDING IN THE TREE PROTECTION ZONE.

6. SOIL MODIFICATIONS A. CONTRACTOR SHALL ATTAIN A SOIL TEST FOR ALL AREAS OF THE SITE PRIOR TO CONDUCTING ANY PLANTING. SOIL TESTS SHALL BE PERFORMED BY A CERTIFIED SOIL LABORATORY. IN CHARLES COUNTY, ALL INTERIOR PLANTING AREAS MUST BE AMENDED TO 2'-6" DEPTH.

B. LANDSCAPE CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL. SOIL MODIFICATIONS, AS SPECIFIED HEREIN, MAY NEED TO BE CONDUCTED BY THE LANDSCAPE CONTRACTOR DEPENDING ON SITE CONDITIONS.

C. THE FOLLOWING AMENDMENTS AND QUANTITIES ARE APPROXIMATE AND ARE FOR BIDDING PURPOSES ONLY. COMPOSITION OF AMENDMENTS SHOULD BE REVISED DEPENDING ON THE OUTCOME OF A TOPSOIL ANALYSIS PERFORMED BY A CERTIFIED SOIL LABORATORY. 1.1. TO INCREASE A SANDY SOIL'S ABILITY TO RETAIN WATER AND NUTRIENTS, THOROUGHLY TILL ORGANIC MATTER INTO THE TOP 2'-6". USE COMPOSTED BARK, COMPOSTED LEAF MULCH OR PEAT MOSS. ALL PRODUCTS SHOULD BE COMPOSTED TO A DARK COLOR AND BE FREE OF PIECES WITH IDENTIFIABLE LEAF OR WOOD STRUCTURE. AVOID MATERIAL WITH A PH HIGHER THAN 7.5. 1.2. TO INCREASE DRAINAGE, MODIFY HEAVY CLAY OR SILT (MORE THAN 40% CLAY OR SILT) BY ADDING

COMPOSTED PINE BARK (UP TO 30% BY VOLUME) AND/OR AGRICULTURAL GYPSUM. COARSE SAND MAY BE USED IF ENOUGH IS ADDED TO BRING THE SAND CONTENT TO MORE THAN 60% OF THE TOTAL MIX. SUBSURFACE DRAINAGE LINES MAY NEED TO BE ADDED TO INCREASE DRAINAGE. 1.3. MODIFY EXTREMELY SANDY SOILS (MORE THAN 85%) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.

A. UNLESS OTHERWISE CONTRACTED, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TOPSOIL AND THE ESTABLISHMENT OF FINE-GRADING WITHIN THE DISTURBANCE AREA OF THE

B. LANDSCAPE CONTRACTOR SHALL VERIFY THAT SUBGRADE FOR INSTALLATION OF TOPSOIL HAS BEEN ESTABLISHED. THE SUBGRADE OF THE SITE MUST MEET THE FINISHED GRADE LESS THE REQUIRED TOPSOIL

C. ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT 13. CLEANUP CHANGE OF SURFACE AS DEPICTED WITHIN THIS SET OF CONSTRUCTION PLANS, UNLESS OTHERWISE DIRECTED BY THE PROJECT ENGINEER OR LANDSCAPE ARCHITECT D. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER IN AND

AROUND THE PLANTING BEDS. STANDING WATER SHALL NOT BE PERMITTED IN PLANTING BEDS. A. CONTRACTOR SHALL PROVIDE A SIX INCH (6") THICK MINIMUM LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, IN ALL PLANTING AREAS. TOPSOIL SHOULD BE SPREAD OVER A PREPARED

SURFACE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED COMPACTED THICKNESS. B. ON-SITE TOPSOIL MAY BE USED TO SUPPLEMENT THE TOTAL AMOUNT REQUIRED. TOPSOIL FROM THE SITE MAY BE REJECTED IF IT HAS NOT BEEN PROPERLY REMOVED, STORED AND PROTECTED PRIOR TO CONSTRUCTION. C. CONTRACTOR SHALL FURNISH TO THE APPROVING AGENCY AN ANALYSIS OF BOTH IMPORTED AND ON-SITE TOPSOIL TO BE UTILIZED IN ALL PLANTING AREAS. THE PH AND NUTRIENT LEVELS MAY NEED TO BE ADJUSTED.

D. ALL PLANTING AND LAWN AREAS ARE TO BE CULTIVATED TO A DEPTH OF SIX INCHES (6"). ALL DEBRIS EXPOSED FROM EXCAVATION AND CULTIVATION SHALL BE DISPOSED OF IN ACCORDANCE WITH GÉNERAL WORK PROCEDURES SECTION ABOVE. THE FOLLOWING SHALL BE TILLED INTO THE TOP FOUR INCHES (4") IN TWO DIRECTIONS (QUANTITIES BASED ON A 1,000 SQUARE FOOT AREA): 1.1. 20 POUNDS 'GROW POWER' OR APPROVED EQUAL 1.2. 20 POUNDS NITRO-FORM (COURSE) 38-0-0 BLUE CHIP

THROUGH SOIL MODIFICATIONS AS NEEDED TO ACHIEVE THE REQUIRED LEVELS AS SPECIFIED IN THE MATERIALS

A. INSOFAR THAT IT IS FEASIBLE. PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THAT THIS IS NOT POSSIBLE, LANDSCAPE CONTRACTOR SHALL PROTECT UNINSTALLED PLANT MATERIAL PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE DAY PERIOD AFTER DELIVERY. PLANTS THAT WILL NOT BE PLANTED FOR A PERIOD OF TIME GREATER THAN THREE DAYS SHALL BE HEALED IN WITH TOPSOIL OR MULCH TO HELP PRESERVE ROOT MOISTURE.

B. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOPSOIL THAT IS IN A MUDDY OR FROZEN CONDITION.

C. ANY INJURED ROOTS OR BRANCHES SHALL BE PRUNED TO MAKE CLEAN-CUT ENDS PRIOR TO PLANTING UTILIZING CLEAN, SHARP TOOLS. ONLY INJURED OR DISEASED BRANCHING SHALL BE REMOVED. D. ALL PLANTING CONTAINERS AND NON-BIODEGRADABLE MATERIALS SHALL BE REMOVED FROM ROOT BALLS DURING PLANTING. NATURAL FIBER BURLAP MUST BE CUT FROM AROUND THE TRUNK OF THE TREE AND FOLDED DOWN AGAINST THE ROOT BALL PRIOR TO BACKFILLING

E. POSITION TREES AND SHRUBS AT THEIR INTENDED LOCATIONS AS PER THE PLANS AND SECURE THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO EXCAVATING PITS, MAKING NECESSARY ADJUSTMENTS AS DIRECTED. F. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE PROPOSED LANDSCAPE, AS SHOWN ON THE APPROVED LANDSCAPE PLAN, MUST BE INSTALLED, INSPECTED AND APPROVED BY THE APPROVING AGENCY. THE APPROVING AGENCY SHALL TAKE INTO ACCOUNT SEASONAL CONSIDERATIONS IN THIS REGARD AS FOLLOWS. THE PLANTING OF TREES, SHRUBS, VINES OR GROUND COVER SHALL OCCUR ONLY DURING THE

FOLLOWING PLANTING SEASONS: 1.1. PLANTS: MARCH 15 TO DECEMBER 15 1.2. LAWN: MARCH 15 TO JUNE 15 OR SEPT. 1 TO DECEMBER 1

G. PLANTINGS REQUIRED FOR A CERTIFICATE OF OCCUPANCY SHALL BE PROVIDED DURING THE NEXT APPROPRIATE SEASON AT THE MUNICIPALITY'S DISCRETION. CONTRACTOR SHOULD CONTACT APPROVING AGENCY FOR POTENTIAL SUBSTITUTIONS.

H. FURTHERMORE. THE FOLLOWING TREE VARIETIES ARE UNUSUALLY SUSCEPTIBLE TO WINTER DAMAGE. WITH TRANSPLANT SHOCK AND THE SEASONAL LACK OF NITROGEN AVAILABILITY, THE RISK OF PLANT DEATH IS GREATLY INCREASED. IT IS NOT RECOMMENDED THAT THESE SPECIES BE PLANTED DURING THE FALL PLANTING ACER RUBRUM PLATANUS X ACERIFOLIA

**BETULA VARIETIES** POPULOUS VARIETIES CARPINUS VARIETIES PRUNUS VARIETIES CRATAEGUS VARIETIES PYRUS VARIETIES QUERCUS VARIETIES KOFI REUTERIA LIQUIDAMBER STYRACIFLUA TILIA TOMENTOSA LIRIODENDRON TULIPIFERA ZELKOVA VARIETIES

PLANTING PITS SHALL BE DUG WITH LEVEL BOTTOMS, WITH THE WIDTH TWICE THE DIAMETER OF ROOT BALL. THE ROOT BALL SHALL REST ON UNDISTURBED GRADE. EACH PLANT PIT SHALL BE BACKFILLED IN LAYERS WITH THE FOLLOWING PREPARED SOIL MIXED THOROUGHLY: • 1 PART PEAT MOSS • 1 PART COMPOSTED COW MANURE BY VOLUME

• 3 PARTS TOPSOIL BY VOLUME • 21 GRAMS 'AGRIFORM' PLANTING TABLETS (OR APPROVED EQUAL) AS FOLLOWS: A) 2 TABLETS PER 1 GALLON PLANT

B) 3 TABLETS PER 5 GALLON PLANT C) 4 TABLETS PER 15 GALLON PLANT D) LARGER PLANTS: 2 TABLETS PER ½" CALIPER OF TRUNK

WATERING SPECIFICATIONS AS LISTED HEREIN.

J. FILL PREPARED SOIL AROUND BALL OF PLANT HALF-WAY AND INSERT PLANT TABLETS. COMPLETE BACKFILL AND WATER THOROUGHLY

K. ALL PLANTS SHALL BE PLANTED SO THAT THE TOP OF THE ROOT BALL, THE POINT AT WHICH THE ROOT FLARE BEGINS, IS SET AT GROUND LEVEL AND IN THE CENTER OF THE PIT. NO SOIL IS TO BE PLACED DIRECTLY ON TOP OF THE ROOT BALL. L. ALL PROPOSED TREES DIRECTLY ADJACENT TO WALKWAYS OR DRIVEWAYS SHALL BE PRUNED AND MAINTAINED TO A MINIMUM BRANCHING HEIGHT OF 7' FROM GRADE.

PRIOR TO PLANTING. ALL GROUND COVER AREAS SHALL BE WEEDED AND TREATED WITH A PRE-EMERGENT CHEMICAL AS PER MANUFACTURER'S RECOMMENDATION. N. NO PLANT, EXCEPT GROUND COVERS, GRASSES OR VINES, SHALL BE PLANTED LESS THAN TWO FEET (2') FROM

EXISTING STRUCTURES AND SIDEWALKS. O. ALL PLANTING AREAS AND PLANTING PITS SHALL BE MULCHED AS SPECIFIED HEREIN TO FILL THE ENTIRE BED. AREA OR SAUCER. NO MULCH IS TO TOUCH THE TRUNK OF THE TREE OR SHRUB. P. ALL PLANTING AREAS SHALL BE WATERED IMMEDIATELY UPON INSTALLATION IN ACCORDANCE WITH THE

10. TRANSPLANTING (WHEN REQUIRED) A. ALL TRANSPLANTS SHALL BE DUG WITH INTACT ROOT BALLS CAPABLE OF SUSTAINING THE PLANT. B. IF PLANTS ARE TO BE STOCKPILED BEFORE REPLANTING, THEY SHALL BE HEALED IN WITH MULCH OR SOIL, ADEQUATELY WATERED AND PROTECTED FROM EXTREME HEAT, SUN AND WIND.

C. PLANTS SHALL NOT BE DUG FOR TRANSPLANTING BETWEEN APRIL 10 AND JUNE 30. D. UPON REPLANTING, BACKFILL SOIL SHALL BE AMENDED WITH FERTILIZER AND ROOT GROWTH HORMONE.

E. TRANSPLANTS SHALL BE GUARANTEED FOR THE LENGTH OF THE GUARANTEE PERIOD SPECIFIED HEREIN. F. IF TRANSPLANTS DIE. SHRUBS AND TREES LESS THAN SIX INCHES (6") DBH SHALL BE REPLACED IN KIND. TREES GREATER THAN SIX INCHES (6") DBH MAY BE REQUIRED TO BE REPLACED IN ACCORDANCE WITH THE MUNICIPALITY'S TREE REPLACEMENT GUIDELINES

A. NEW PLANTINGS OR LAWN AREAS SHALL BE ADEQUATELY IRRIGATED BEGINNING IMMEDIATELY AFTER PLANTING. WATER SHALL BE APPLIED TO EACH TREE AND SHRUB IN SUCH MANNER AS NOT TO DISTURB BACKFILL AND TO THE EXTENT THAT ALL MATERIALS IN THE PLANTING HOLE ARE THOROUGHLY SATURATED. WATERING SHALL CONTINUE AT LEAST UNTIL PLANTS ARE ESTABLISHED.

B. SITE OWNER SHALL PROVIDE WATER IF AVAILABLE ON SITE AT TIME OF PLANTING. IF WATER IS NOT AVAILABLE ON SITE, CONTRACTOR SHALL SUPPLY ALL NECESSARY WATER. THE USE OF WATERING BAGS IS RECOMMENDED FOR ALL NEWLY PLANTED TREES.

C. IF AN IRRIGATION SYSTEM HAS BEEN INSTALLED ON THE SITE, IT SHALL BE USED TO WATER PROPOSED PLANT MATERIAL. BUT ANY FAILURE OF THE SYSTEM DOES NOT ELIMINATE THE CONTRACTOR'S RESPONSIBILITY OF MAINTAINING THE DESIRED MOISTURE LEVEL FOR VIGOROUS, HEALTHY GROWTH.

A. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A PERIOD OF ONE (1) YEAR FROM APPROVAL OF LANDSCAPE INSTALLATION BY THE APPROVING AGENCY. CONTRACTOR SHALL SUPPLY THE OWNER WITH A MAINTENANCE BOND FOR TEN PERCENT (10%) OF THE VALUE OF THE LANDSCAPE INSTALLATION WHICH WILL BE RELEASED AT THE CONCLUSION OF THE GUARANTEE PERIOD AND WHEN A FINAL INSPECTION HAS BEEN COMPLETED AND APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE.

B. ANY DEAD OR DYING PLANT MATERIAL SHALL BE REPLACED FOR THE LENGTH OF THE GUARANTEE PERIOD. REPLACEMENT OF PLANT MATERIAL SHALL BE CONDUCTED AT THE FIRST SUCCEEDING PLANTING SEASON. ANY DEBRIS SHALL BE DISPOSED OF OFF-SITE, WITHOUT EXCEPTION. C. TREES AND SHRUBS SHALL BE MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION AND THROUGHOUT THE 90 DAY MAINTENANCE PERIOD AS SPECIFIED HEREIN. CULTIVATION. WEEDING. WATERING AND THE PREVENTATIVE TREATMENTS SHALL BE PERFORMED AS NECESSARY TO KEEP PLANT MATERIAL IN GOOD CONDITION AND FREE OF INSECTS AND DISEASE.

D. LAWNS SHALL BE MAINTAINED THROUGH WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING AND OTHER OPERATIONS SUCH AS ROLLING, REGARDING AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE LAWN, FREE OF ERODED OR BARE AREAS.

A. UPON THE COMPLETION OF ALL LANDSCAPE INSTALLATION AND BEFORE THE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL UNUSED MATERIALS, EQUIPMENT AND DEBRIS FROM THE SITE. ALL PAVED B. THE SITE SHALL BE CLEANED AND LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER

ONLY TREES WITH ONE MAIN LEADER SHALL BE PURCHASED. DO NOT PRUNE TREE AT PLANTING UNLESS DIRECTED TO BY PROJECT LANDSCAPE ARCHITECT DO NOT STAKE -OR WRAP TRUNK FOLD BURLAP AWAY FROM PREPARE WIDTH OF-TOP OF ROOT BALL PLANTING HOLE 6 FT OR SET ROOT BALL FLUSH TO GRADE TWICE THE WIDTH OF OR SEVERAL INCHES HIGHER IN THE ROOT BALL POORLY DRAINING SOILS. WHICHEVER IS GREATER - 4" BUILT-UP EARTH SAUCER PREPARED SOIL FOR TREES-3" THICK LAYER OF DARK BROWN DOUBLE 1 PART PEAT MOSS SHREDDED HARDWOOD MULCH 1 PART COW MANURE 3 PARTS TOPSOIL -2'-6" OF AMENDED SOIL UNDISTURBED-SUBGRADE -6" DEEPER THAN ROOT BAL DIG WIDE, SHALLOW HOLE-REMOVE THE TOP 1/3 OF THE WIRE BASKET IF WITH TAMPED SIDES PRESENT. ANY AND ALL TWINE SHALL BE REMOVED FROM THE TREE BEFORE BACKFILLING. BURLAP SHALL BE FOLDED BACK TAMP SOIL SOLIDLY INTO PLANTING HOLE AROUND BASE OF ROOT BALI -SET ROOT BALL ON FIRM PAD IN BOTTOM OF HOLE REFERENCE: ARCHITECTURAL GRAPHIC STANDARDS 1998 CUMULATIVE SUPPLEMENT. **DECIDUOUS TREE PLANTING DETAIL** 

PLANT SHALL BE-

TRANSPLANTED AT THE SAME

GRADE AS IT BORE IN THE

NURSERY PLOT PRIOR TO

1 PART PEAT MOSS

SOIL CONDITIONS

1 PART COW MANURE

BEFORE PLANTING, ADD 3 TO -

4" OF WELL-COMPOSTED

LEAVES AND RECYCLED

YARD WASTE TO BED AND

TILL INTO TOP 2'-6" OF SOIL

REMOVE THE TOP 1/3 OF THE -

AND ALL TWINE SHALL BE

24" MINIMUM

REFERENCE: ARCHITECTURAL GRAPHIC STANDARDS 1998 CUMULATIVE SUPPLEMENT

DECIDUOUS AND EVERGREEN

SHRUB PLANTING DETAIL

TYPICAL PERENNIAL AND GROUND COVER PLANTING

TYPICAL PERENNIAL AND GROUND COVER SPACING & LAYOUT

PERENNIAL/GROUND COVER PLANTING DETAIL

NOT TO SCALE

OTHERWISE INDICATED ON THE PLANS.

LIMITED TO, THE FOLLOWING:

WIRE BASKET IF PRESENT. ANY

REMOVED FROM THE SHRUB

BEFORE BACKFILLING. BURLAP

SHALL BE FOLDED BACK INTO

PLANTING HOLE

INCORPORATE 2" OF PEAT INTO 6" OF-

3" THICK LAYER OF

D= PROPOSED ON CENTER

SEE LANDSCAPE SCHEDULE

FOR FOR REQUIRED SPACING

(O.C.) SPACING

DARK BROWN DOUBLE

SHREDDED HARDWOOD

FINISHED GRADE -

MINIMUM 6" TOPSOIL-

PLANTING MIXTURE, AS SPECIFIED

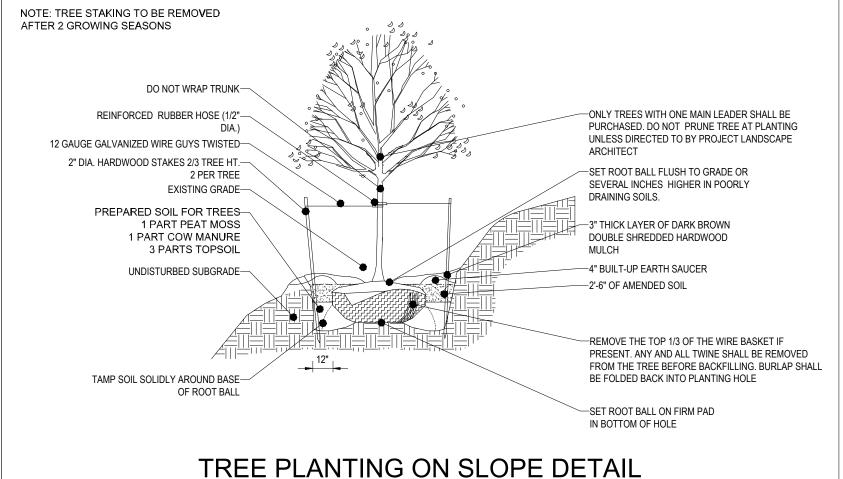
MULCH -

3 PARTS TOPSOIL PLANTING

MIXTURE WILL CHANGE WITH

PLANTING MIX: -

BALLING AND BURLAPPING.



PLANTING ZONES FOR BIORETENTION FACILITIES THE ROOTS OUT OF THE OUTER SPECIES ADAPTED TO-LAYER OF POTTING SOIL; THEN STANDING AND FLUCTUATING WATER PERIMETER OF THE CONTAINER TOLERANT TO

> AREA TO BE PLANTED WITH MIXED PERENNIALS LISTED IN BIORETENTION AREAS PLANTING SCHEDULE

FOR CONTAINER-GROWN

SHRUBS, USE FINGER OR

SMALL HAND TOOLS TO PULI

CUT OR PULL APART ANY

ROOTS THAT CIRCLE THE

3" THICK LAYER OF DARK

SHREDDED HARDWOOD

—SOIL SURFACE ROUGHENED

TO BIND WITH NEW SOIL.

BROWN DOUBLE

-FINISHED GRADE

-PLACE SHRUB ON

FIRM SOIL IN BOTTOM OF HOLE.

-UNDISTURBED

SUBGRADE

-PLANT MATERIAL SPACED AS SPECIFIED

SPACING.

OWNER MAINTENANCE RESPONSIBILITIES

UPON OWNER'S (OR OWNER CONTRACTOR'S) COMPLETION OF LANDSCAPING WORK, THE OWNER IS

FLOWERS, FLOWERS, GROUND COVER, AND LANDSCAPING, INCLUDING ALL LANDSCAPE ISLANDS AND

FULLY RESPONSIBLE FOR ALL FUTURE MAINTENANCE, CARE, UPKEEP, WATERING, AND TRIMMING OF ALL

INSTALLED VEGETATION, PLANTS, TREE, BUSHES, SHRUBS, GRASSES, GRASS, ORNAMENTAL PLANTS AND

AREAS ADJACENT OR PART OF THE LANDSCAPED AREAS. THIS RESPONSIBILITY INCLUDES, BUT IS NOT

TREES ADJACENT TO WALKWAYS AND AREAS OF PEDESTRIAN TRAFFIC MUST BE MAINTAINED TO

ASSURE THAT ANY BRANCHES MUST BE LIMBED UP TO A CLEARANCE HEIGHT OF 7 FT. (FROM ALL

TREES WITHIN VEHICULAR SIGHT LINES, AS ILLUSTRATED ON THE LANDSCAPE PLAN, ARE TO BE

TRIMMED TO A CLEARANCE HEIGHT OF 7 FT. (FROM ALL PAVED, TRAVELED SURFACES), OR AS

PEDESTRIAN SURFACES) OR PRUNED BACK TO AVOID ANY INTERFERENCE WITH THE TYPICAL PATH

VEGETATIVE GROUND COVER, SHRUBS AND ORNAMENTAL PLANTS AND GRASSES MUST BE TRIMMED

FALLEN PLANT FLOWERS, FRUIT, SEEDS AND DEBRIS DROPPINGS ARE TO BE REMOVED IMMEDIATELY

SO THAT NO PORTION OF THE PLANT EXCEEDS 30 INCHES ABOVE GRADE (OF ALL PAVED, TRAVEL

SURFACES) ALONG AND WITHIN THE SIGHT LINES OF PARKING LOTS AND INGRESS-EGRESS WAYS

FROM VEHICULAR AND PEDESTRIAN TRAFFIC AREAS TO PREVENT TRIPPING, SLIPPING OR ANY

THESE REQUIREMENTS DO NOT AFFECT THE PLANT LIFE GUARANTEES THE LANDSCAPE CONTRACTOR IS

SEE LANDSCAPE SCHEDULE FOR PROPOSED

-EXISTING SUBSOIL

MULCH

1. HERBACEOUS PERENNIALS TO BE PLANTED 12" O.C. IN GROUPS BETWEEN 15 TO 20 PLUGS LANDSCAPE CONTRACTOR TO GROUP LIKE PLANTS TOGETHER IN EACH BED AS SHOWN IN PLANTING DISTRIBUTION S. ALL BIORETENTION AREAS ARE TO BE MULCHED WITH A 3" LAYER OF DOUBLE SHREDDED HARDWOOD BARK MULCH. I. PLACEMENT OF THE PLANTING SOIL SHOULD BE IN 12" TO 18" LIFTS THAT ARE LOOSELY COMPACTED (TAMPED LIGHTLY WITH A BACKHOE BUCKET OR TRAVERSED BY DOZER TRACKS.

FLUCTUATING

WATER LEVEL

-OPTIONAL CURTAIN

DRAIN FILTER

TYPICAL PLANTING FOR BIORETENTION AREAS NOT TO SCALE

> TYPICAL CLUMP BIORETENTION PLANTING DISTRIBUTION PATTERN 000000000 0 9 9 9 9 9 0 0



NATURALLY OCCURRING POPULATIONS TEND TO BE FOUND IN INFORMAL GROUPINGS. A CLUSTER OF PLANTS IS REALLY A MOSAIC OF DIFFERENT SPECIES GROUPS. THE OBJECTIVE IS TO SELECT THE APPROPRIATE SPECIES AND DISTRIBUTION PATTERN FOR A CHOSEN SITE THAT MIMIC NATURAL PATTERNS.

PLANTING DISTRIBUTION PATTERN DETAIL NOT TO SCALE

# SEEDING SPECIFICATIONS

PRIOR TO SEEDING, AREA IS TO BE TOPSOILED, FINE GRADED, AND RAKED OF ALL DEBRIS LARGER THAN 2" DIAMETER. PRIOR TO SEEDING, CONSULT MANUFACTURER'S RECOMMENDATIONS AND

SEEDING RATES: PERENNIAL RYEGRASS KENTUCKY BLUEGRASS RED FESCUE SPREADING FESCUE FERTILIZER (20:10:10)

COVER IS ESTABLISHED BY OWNER.

INSTRUCTIONS.

90 LBS/1,000 SQ FT GERMINATION RATES WILL VARY AS TO TIME OF YEAR FOR SOWING. CONTRACTOR TO IRRIGATE SEEDED AREA UNTIL AN ACCEPTABLE STAND OF

1/2 LB/1 000 SQ FT

14 LBS/1,000 SQ FT

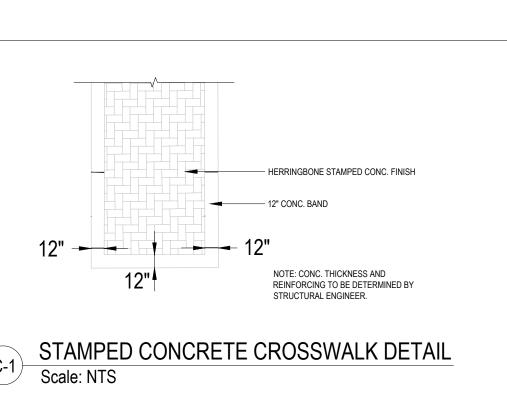
1 1/2 LBS/1,000 SQ FT

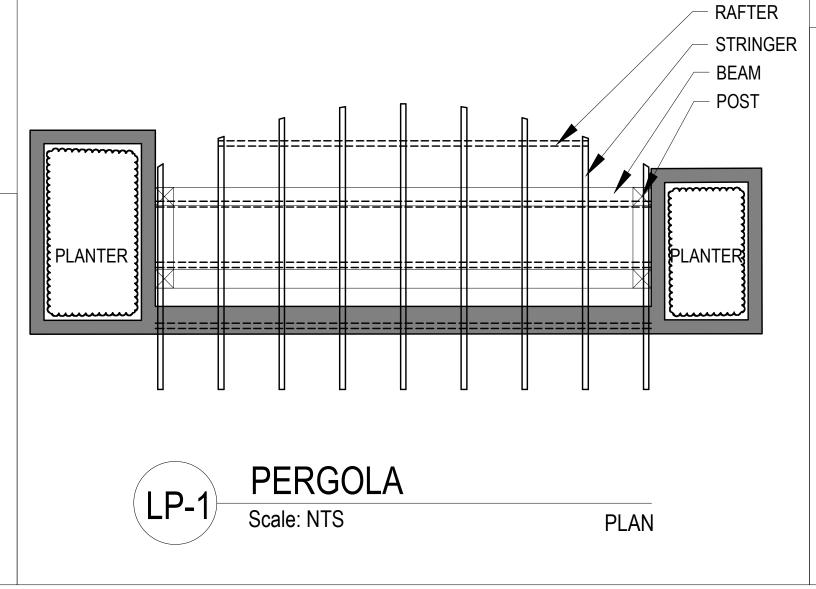
1 1/2 LBS/1,000 SQ FT

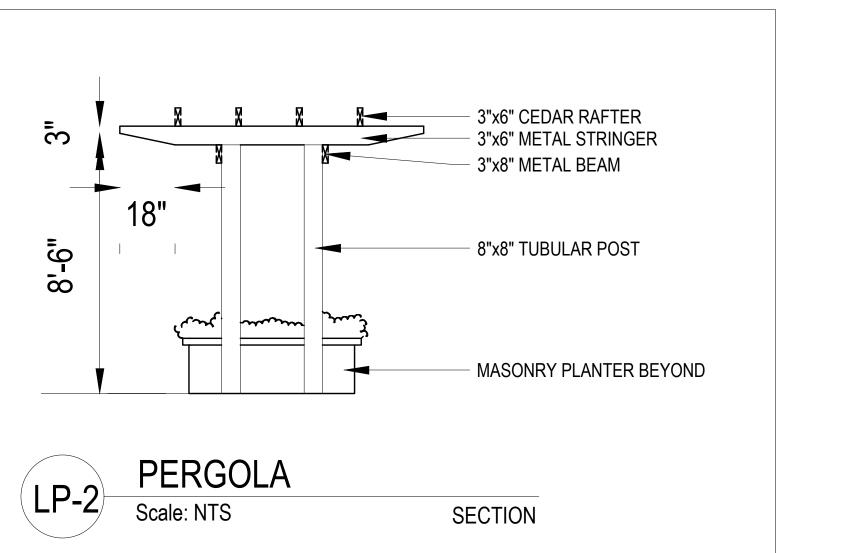
1 LB/1.000 SQ FT

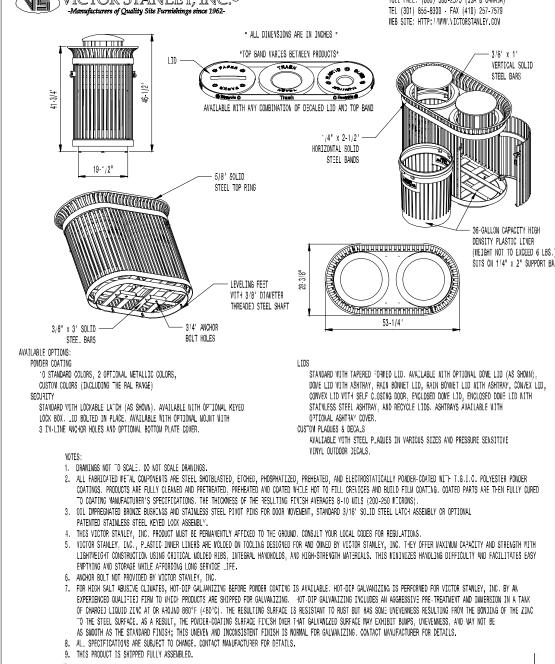
P.O. DRAWER 330 - DUNKIRK, MD 20754 USA VICTOR STANLEY, INC.® TEL (301) 855-8300 - FAX (410) 257-7579 WEB SITE: HTTP://WWW.VICTORSTANLEY.COM \* ALL DINEVSIONS ARE IN INCHES \* AVAILABLE WITH ANY COMBINATION OF DECALED LID AND TOP BAND HORIZONTAL SOLID 19-\*/2 - 36-GALLON CAPACITY HIGH 3/8' x 3' SOLID ---STEE\_ BARS BCLT HOLES 10 STANDARD COLORS, 2 OPTIONAL METALLIC COLORS, STANDARD WITH TAPERED FORMED LID. AVAILABLE WITH OPTIONAL DOWE LID (AS SHOWN). CUSTOW COLORS (INCLUDING THE RAL RANGE) DOVE LID WITH ASHTRAY, RAIN BONNET LID. RAIN BONNET LID WITH ASHTRAY. CONVEX LID. NVEX LID WITH SELF CLOSING DOOR, ENCLOSED DONE LID, ENCLOSED DONE LID WITH STANDARD WITH LOCKABLE LATCH (AS SHOWN). AVAILABLE WITH OPTIONAL KEYED STAINLESS STEEL ASHTRAY, AND RECYCLE LIDS. ASHTRAYS AVAILABLE WITH LOCK BOX. \_ID BOLTED IN PLACE. AVAILABLE WITH OPTIONAL MOJHT WITH OPTIONAL ASHTRAY COVER. 3 IN-LINE ANCHOR HOLES AND OPTIONAL BOTTOM PLATE COVER. CUSTON PLAQUES & DECALS AVALIABLE WITH STEEL PLAQUES IN VARIOUS SIZES AND PRESSURE SENSITIVE DRAWINGS NOT TO SCALE, DO NOT SCALE DRAWINGS. 2. ALL FABRICATED NETAL COMPOVENTS ARE STEEL SHOTBLASTED, ETCHED, PHOSPHATIZED, PREHEATED, AND ELECTROSTATICALLY PONDER-COATED WITH T.G.I.C. POLYESTER PONDER CONTINUES PRODUCTS ARE FULLY CLEANED AND PRETREATED. PREHEATED AND CONTED WILL HOT TO FILL CREVICES AND BUILD FILM CONTING, CONTED PARTS ARE THEN FULLY CURED TO COATING MANUFACTURER'S SPECIFICATIONS. THE THICKNESS OF THE RESULTING FINISH AVERAGES 8-10 MILS (200-250 MICRONS). 3. OIL IMPREGNATED BRONZE BUSHINGS AND STAINLESS STEEL PIVOT PINS FOR DOOR NOVEMENT, STANDARD 3/16' SOLID STEEL LATCH ASSEMBLY OR OPTIONAL PATENTED STAINLESS STEEL KEYED LOCK ASSEMBL $^{\vee}$ . 4. THIS VICTOR STAYLEY, INC. PRODUCT MUST BE PERMAYENTLY AFFIXED TO THE GROUND, CONSULT YOUR LOCAL CODES FOR REGULATIONS. . VICTOR STANLEY, INC., PLASTIC INNER LINERS ARE WOLDED ON TOOLING DESIGNED FOR AND OWNED BY VICTOR STANLEY, INC. THEY OFFER WAXIMUM CAPACITY AND STRENGTH WITH LIGHTWEIGHT CONSTRUCTION USING CRITICAL MOLDED RIBS, INTEGRAL HAVDHOLDS, AND HIGH-STRENGTH MATERIALS. THIS MINIMIZES HANDLING DIFFICULTY AND FACILITATES EASH EWPTYING AND STORAGE WHILE AFFORDING LONG SERVICE LIFE ANCHOR BOLT NOT PROVIDED BY VICTOR STANLEY. INC. . FOR HIGH SALT ABUSIVE CLINATES, HOT-DIP GAL/ANIZING BEFORE PONDER COATING IS AVAILABLE. HOT-DIP GALVANIZING IS PERFORMED FOR VICTOR STANLEY, INC. BY AN EXPERIENCED QUALITIED FIRM TO NHICH PRODUCTS ARE SHIPPED FOR GALVANIZING. HOT DIP GALVANIZING INCLUDES AN AGGRESSIVE PRE-TREATMENT AND IMMÉRSION IN A TANK OF CHARGED LIQUID ZINC AT OR AROUND 860°F (460°C). THE RESULTING SURFACE IS RESISTANT TO RUST BUT HAS SOME UNEVENNESS RESULTING FROM THE BONDING OF THE ZINC TO THE STEFL SURFACE. AS A RESULT. THE POWDER COATING SURFACE FIVESH OVER THAT GALVANIZED SURFACE MAY EXHIBIT BUMPS, UNEVENNESS, AND WAY NOT BE AS SMOOTH AS THE STANDARD FINISH; THIS UNEVEN AND INCONSISTENT FINISH IS NORMAL FOR GALVANIZING. CONTACT MANUFACTURER FOR DETAILS. 8. AL. SPECIFICATIONS ARE SUBJECT TO CHANGE. CONTACT MANUFACTURER FOR DETAIL 9. THIS PRODUCT IS SHIPPED FULLY ASSEMBLED. SIDE-DOOR RECYCLING STATION RONSITES® SERIES SHOWN: (2) OPTIONAL DONE LID COPYRIGHT 2015 VICTOR STANLEY, INC.® ALL RIGHTS RESERVE REV. 10/15/15 DRAWN C.3.B. 2015-1078

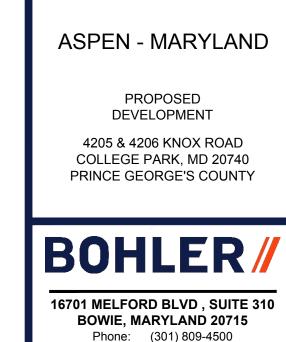
E. THE SPREADING OF TOPSOIL SHALL NOT BE CONDUCTED UNDER MUDDY OR FROZEN CONDITIONS. HANOVER PAVERS; COLOR TO MATCH IN FIELD UNIT PAVERS; COLOR TO MATCH IN FIELD NOTE: ADJUST GRADES AS NECESSARY TO AVOID TRAPPING WATER ALONG HIGH SIDE OF TREE GRATE OR 6' SIDEWALK TYPICAL PLAZA PAVER AND PLANTER DETAIL Scale: NTS PLAN











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**ALWAYS CALL 811** 

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CONSTRUCTION

REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRI

DOCUMENT UNLESS INDICATED OTHERWISH

**DETAILED SITE** 

**PLAN** 

DRAWN BY:

DATE:

CAD I.D.

PROJECT:

**CHECKED BY:** 

**REVISIONS** 

08/28/20 COMMENTS

2 02/25/21 COMMENTS

PER SDRC

COMMENT

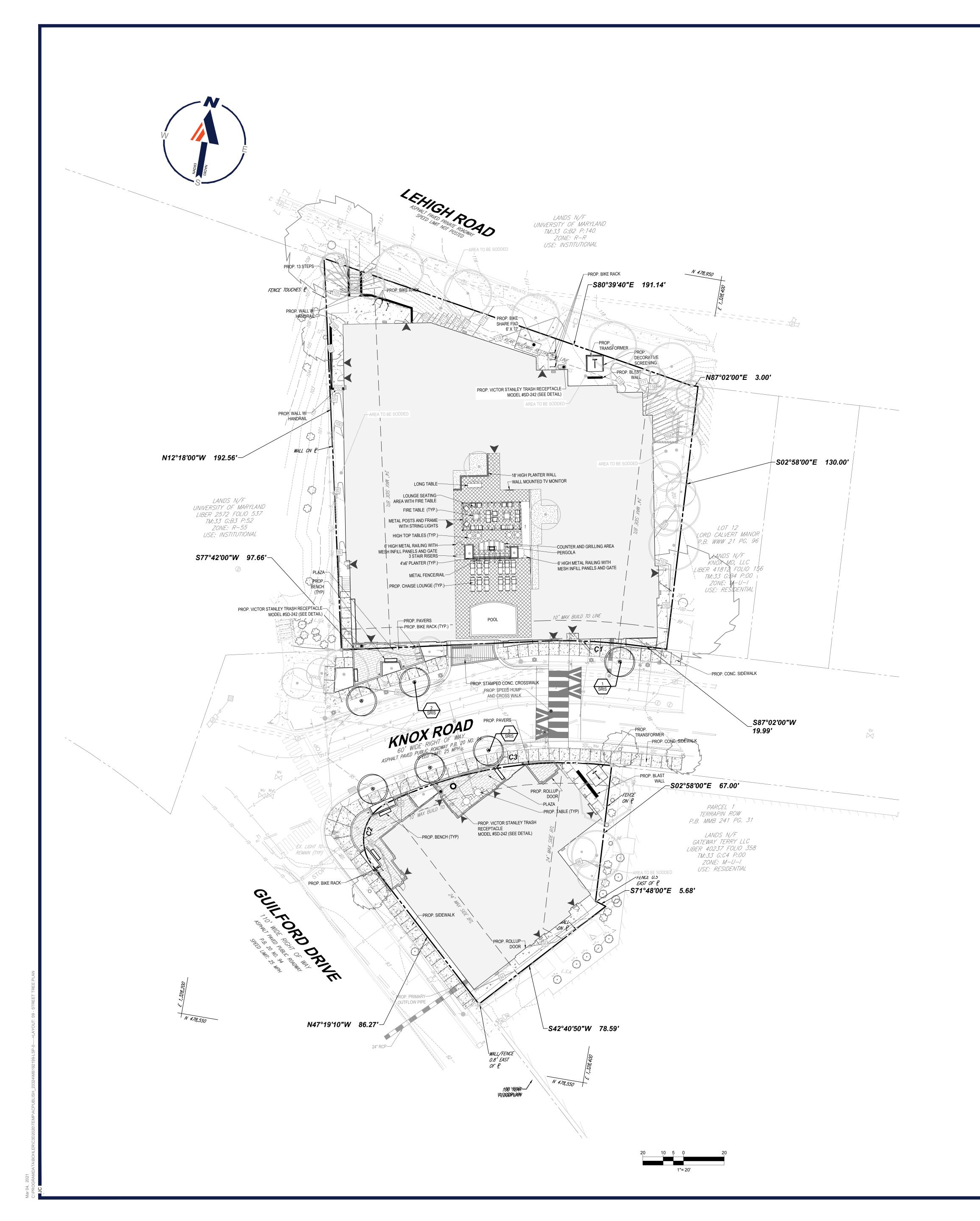
REV DATE

MD@BohlerEng.com E.R. McWILLIAMS 03/04/2021

Fax: (301) 809-4501

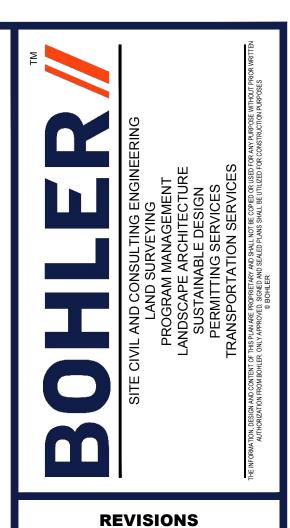
**LANDSCAPE NOTES AND DETAILS** 

DSP-8



STREE	T TREE CHART	
STREET NAME	REQUIRED	PROVIDED
KNOX ROAD (PUBLIC)  REQUIRED:154 LF - 24 LF (ENTRANCE) = 130 LF (130 LF X 2 = 260 LF / 40)	7 TREES	6 PROPOSED TREES
TOTAL TREES	7 TREES	6 TREES

	STREET TREE LANDSCAPE SCHEDULE						
KEY	QTY.	BOTANICAL NAME	COMMON NAME	CAL. / HT.	CONT		
ORNAMENTAL TRE	ORNAMENTAL TREES						
SRIS	6	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC	7-8' HT.	B+B		



2	02/25/21	PER SDRC	AJH
2	02/25/21	COMMENTS	NBS
•			

REV DATE COMMENT

1 08/28/20 PER MNCPPC COMMENTS



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CONSTRUCTION

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PROJECT No.: MB192199

PROJECT No.:
DRAWN BY:
CHECKED BY:
DATE:
CAD I.D.:
PROJECT:

DETAILED SITE PLAN

ASPEN - MARYLAND

PROPOSED DEVELOPMENT 4205 & 4206 KNOX ROAD COLLEGE PARK, MD 20740 PRINCE GEORGE'S COUNTY

BOHLER/

16701 MELFORD BLVD , SUITE 310 BOWIE, MARYLAND 20715 Phone: (301) 809-4500 Fax: (301) 809-4501 MD@BohlerEng.com

E.R. McWILLIAMS

D3/04/2021

REGISTERED LANDSCAPE ARCHITECT

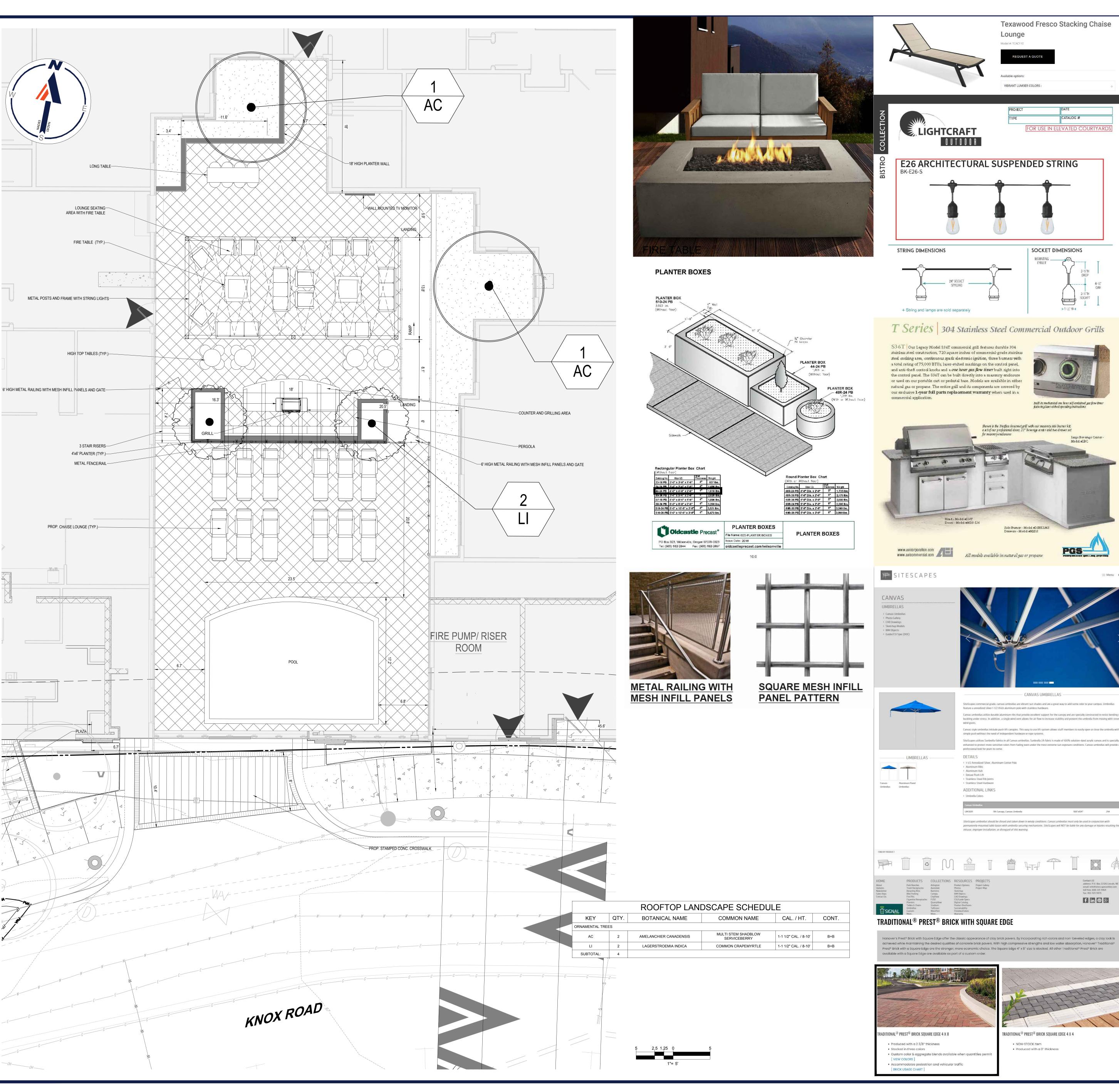
MAYLAND LIGENS NO. 3997

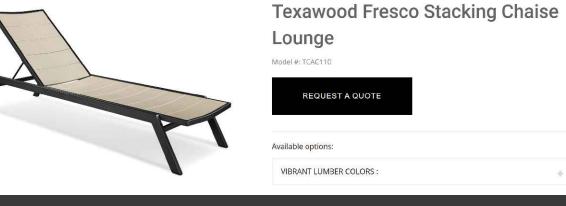
PROFESSIONAL CERTIFY THAT THESE
DOCUMENTS WERE PREPARED OR ARROWED BY ME,
AND THAT I AMA DULY LICENSE NO. 3697. EXPIRATION DATE: 9/20/22

EET TITLE:

STREETSCAPE/ AMENITY PLAN

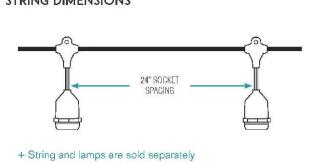
DSP-9

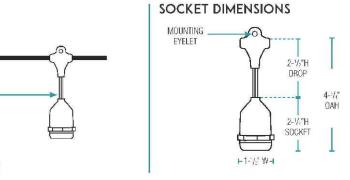




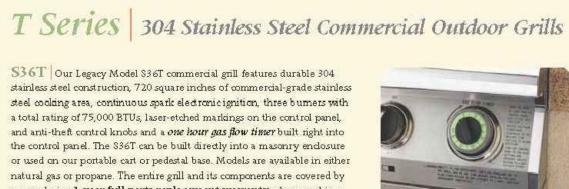




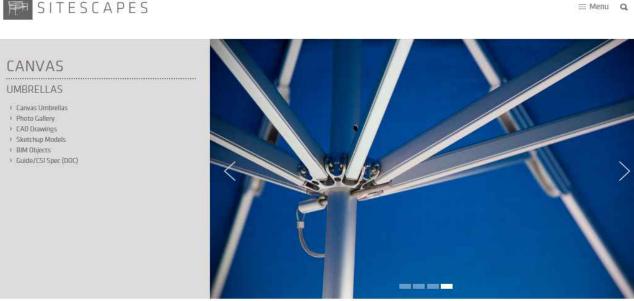


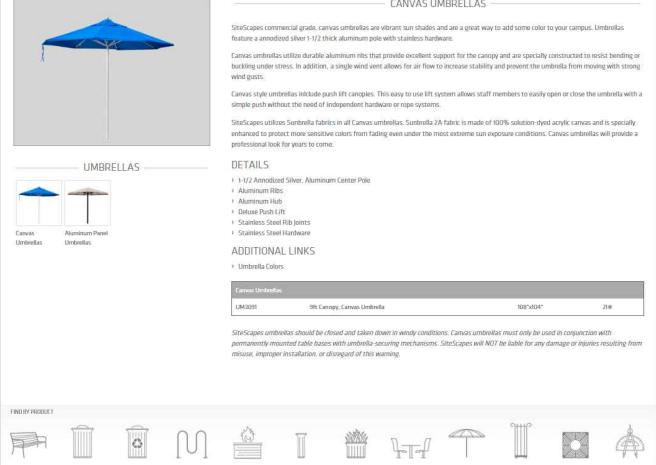


Buill in mechanical one hour self-contained gas flow itmer featuring laser-elched operating instructions









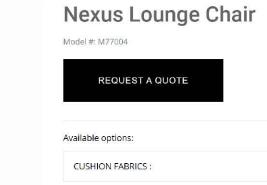


Hanover's Prest<sup>®</sup> Brick with Square Edge offer the classic appearance of clay brick pavers. By incorporating rich colors and non-beveled edges, a clay look is















 Loop bike rack is a simple, sweeping circle with a twist. Both functional and sculptural. Cyclists can loop and lock one or two bikes around its shape-shifting cast aluminum ribbon frame. The aluminum casting, finished with Pangard II® powdercoat, is offered in a selection of colors. Must be embedded to a concrete surface. Bike racks must be placed 30" apart, and 24" from wall; see installation guide.

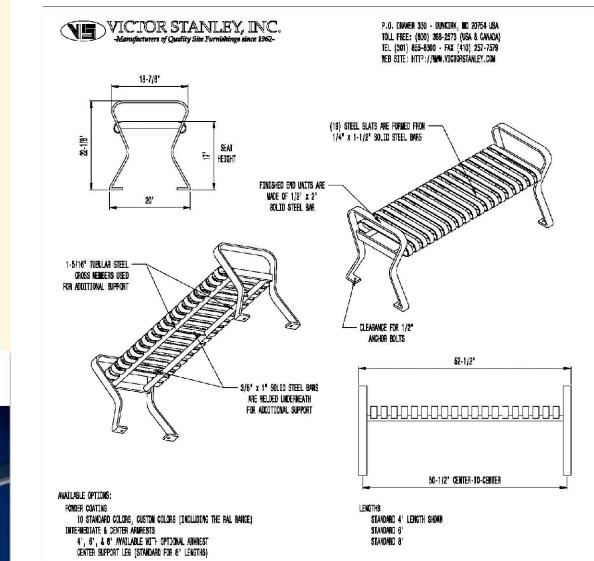
 Meets APBP guidelines. Metal Finishes · All metal is finished with Pangard II®, offered exclusively by Landscape Forms, a 19-step program of cleaning, priming, and powder coating that resists rusting, chipping, peeling and fading to produce the finest metal finish available for site furniture. In addition, Pangard II® contains no heavy metals and is free of

Recycled Content Loop has a recycled content of 97%, and is 100% recyclable.

Loop design is protected by U.S. Patent No. D754,032

Hazardous Air Pollutants. Call for standard color chart.

8 Revised December 3, 2019 | Landscape Forms Inc. | 800.521.2546 | F 269.381.3455 | 7800 E. Michigan Ave., Kalamazoo, MI 49048



NOTES:

1. DRAWLING NOT TO SCALE, DO NOT SCALE DRAWINGS.

2. ALL FARBICATED METAL COMPONENTS ARE STEEL SHOTBLASTED, ETCHED, PHOSPHATIZED, PREHEATED, AND ELECTROSTATICALLY POWDER-COATED WITH T.S.I.C. POLYESTER POWDER COATED SATE FULLY CLEANED AND PRETREATED AND COATED WHILE HOT TO FILL CREVICES AND BUILD COATING FILM, COATED PARTS ARE THEN FULLY CURED TO COATING MANUFACTURER'S SPECIFICATIONS. THE THICKNESS OF THE REGULTING FILMS AVERAGES 8-10 MILS (200-250 MICRONS).

3. IT IS NOT RECOMMENDED TO LOCATE ANCHOR BUILD WITH LOCAL CORPER SON DECHMENTALY ACCURATE TO THE COMPUTE CONSULT WHILE BERCH IS IN PLACE. THIS VICTOR STANLEY, INC. PRODUCT MUST BE DEPOMMENTLY ACCURATE TO THE COMPUTE CORRELATIONS. PERMANENTLY AFFEXED TO THE GROUND. CONSULT YOUR LOCAL COCES FOR REGULATIONS.

A ANCION BOLTS NOT PROVIDED BY VICTOR STANLEY, INC.

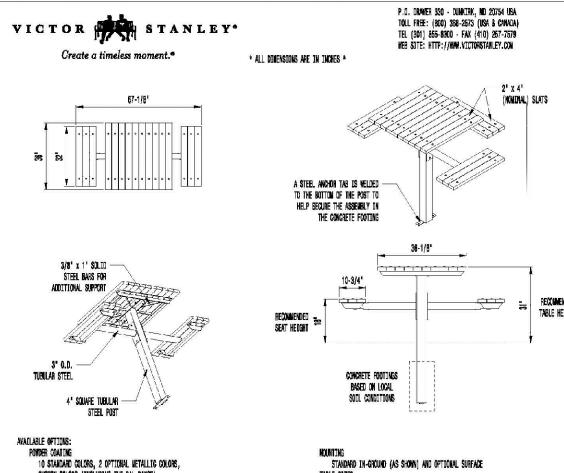
5. FOR HIGH SALT ABUSINE CLIMATES, NOT DIP GALVANIZING BEFORE POWDER COATING IS AVAILABLE, SEE WRITTEN S'ECIFICATIONS FOR DETAILS.

6. ALL SPECIFICATIONS ARE SUBJECT TO CHANGE. CONTACT NANUFACTURER FOR DETAILS.

7. THIS PRODUCT IS SHIPPED FULLY ASSEMBLED. STERLSTITES THE SERIES STANDARD ALL STEEL BACKLESS BENCH SHOWN: STANDARD 4-FOOT LENGTH OR APPROVED EQUAL

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REV. B/C9/07 DRAWN N.C.W. 2007-499



POWDER COATING 10 STANDARD COLORS, 2 OPTIONAL NETALLIG COLORS, CUSTON COLORS (INCLUDING THE RAL RANGE) IPE WOOD (AS SHOWN) OR 2nd SCITE SYSTEMS® RECNFORCED RECYCLED PLASTIC SLATS 2nd SITE SYSTEMS® COLORS: GRAY, MAPLE, CHERRY, AND WALNUT NOTES: 1. Drawings hat to scale. Do not scale drawings.

2. ALL FABRICATED METAL COMPONENTS ARE STEEL SHOTBLASTED, ETCHED, PHOSPHATIZED, PREHEATED, AND ELECTROSTATICALLY POWDER-COATED WITH T.G. I.C. POLYESTER POWDER COATINGS. PRODUCTS ARE FULLY CLEANED AND PRETREATED, PREHEATED AND COATED WHILE HOT TO FILL CREVICES AND BUILD CHATING FILL). COLATED PARTS ARE THEN FULLY CURED TO COATING MANUFACTURER'S SPECIFICATIONS. THE THICKNESS OF THE RESULTING FINISH AVERAGES 8-10 MILS (200-250 MICROWS). 3. THIS VICTOR STALEY, INC. PRODUCT MUST BE PERMANERITY AFFIXED IN THE GROUND, CONSULT YOUR LOCAL CODES FOR REGULATIONS.

4. FOR NIGH SALT ABUSIVE CLIMATES, HOT-DIP GALVANIZING BEFORE POWDER COATING IS AVAILABLE. HOT-DIP GALVANIZING IS PERFORMED FOR VICTOR STANLEY, INC. BY AN EXPEDIENCED QUALIFIED FIRM TO WHICH PRODUCTS ARE SHIPPED FOR GALVANIZING. HOT-DIP GALVANIZING INCLUDES AN AGGRESSIVE PRE-TREATHERT AND IMMERSION IN A TANK
OF CHARGED LIQUID ZINC AT OR AROUND 860°F (460°C). THE RESULTING SURFACE IS RESISTANT TO RUST BUT HAS SOME UNEVENNESS RESULTING FROM THE BONDING OF THE ZINC
TO THE STEEL SURFACE. AS A RESULT, THE POWDER-COATING SURFACE FINISH OVER THAT GALVANIZING SURFACE MAY EXHIBIT BUMPS, UNEVENNESS, AND MAY NOT BE
AS SMOOTH AS THE STANDARD FINISH; THIS UNEVEN AND INCONSISTENT FINISH IS NORMAL FOR GALVANIZING, CONTACT MANUFACTURER FOR DETAILS.

5. ALL SPECIFICATIONS ARE SUBJECT TO CHANGE, CONTACT MANUFACTURER FOR DETAILS. 6. THIS PRODUCT IS SHIPPED PARTIALLY UNASSEMBLED. HOMESTEAD CENTER POST TABLE WITH SEATS

STANDARD 3' SQUARE TOP (AS SHOWN) STANDARD 4' SQUARE TOP

AVAILABLE WITH OFF-CENTER UNBRELLA HOLE CR

**REVISIONS** EV DATE COMMENT 08/28/20 PER IVITS. COMMENTS PER MNCPPC 2 02/25/21 PER SDRC COMMENTS

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**DETAILED SITE PLAN** 

ASPEN - MARYLAND

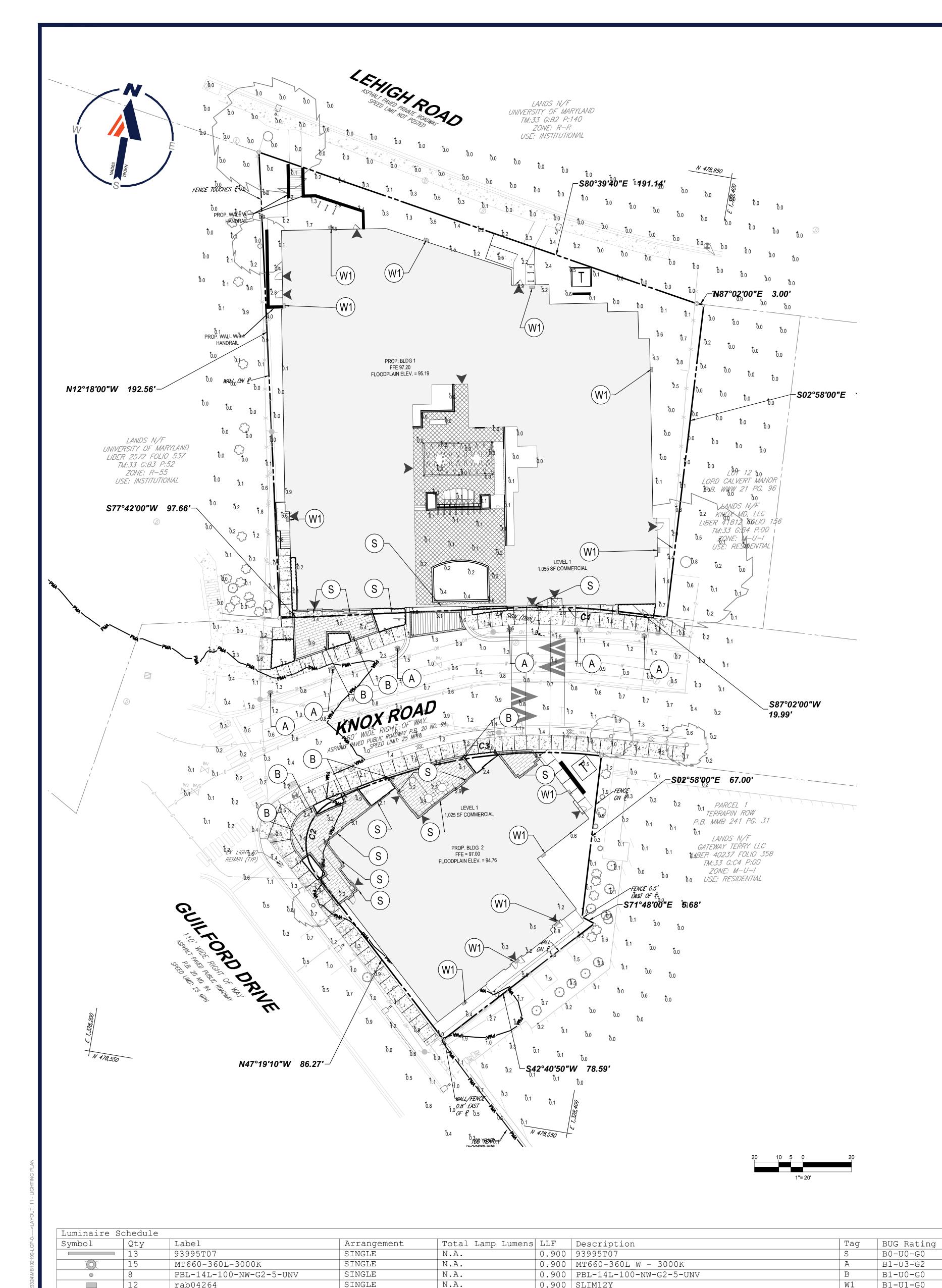
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**BOHLER** 

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E.R. McWILLIAMS 03/04/2021 WERE PREPARED OR APPROVED BY ME. AND THAT, AM A DULY, LICENSED LANDSCAPE ARCHITEC UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3697, EXPIRATION DATE: 9/20/22

ROOFTOP **AMENITY PLAN** 



SINGLE

3.00 4.9

1.53 4.0

3.22 | 4.1

0.5

2.5

4.30 6.8 1.0 4.30

3.06

Avg/Min | Max/Min

5.67

2.23

8.00

1.64

6.80

Units

rab04264

Building 2 - Main Entrance Plaza | Illuminance

CalcType

Illuminance

Illuminance

Illuminance

Illuminance

Illuminance

Illuminance

Statistical Areas Summary

Building 1 - South Sidewalk

Building 2 - North Sidewalk

Building 2 - Retail Plaza

Building 2 - South Sidewalk

Building 1 - Southeast Sidewalk

Building 1 - Plaza



B1-U1-G0

JSE ENTRANCE WAYS AND PASSAGE WHERE ILLUMINATION NEEDED FOR SECURITY AND SAFETY



\_L Anti-glare

22.7 in

57.2 in

topLED

powerLED

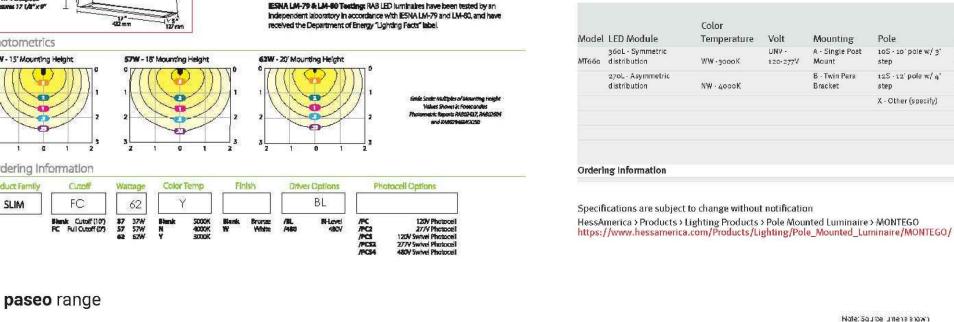
481

AND THE LIKE.

7.5 W

15 W

7.5 W



MONTEGO 660 LED Specification Montego's timeless styling blends with a broad range of

architecture. The clean look of the cast aluminum housing

contrasted against the curved aluminum shade and dome top

creates a classically contemporary appearance. Integrated

pole top fitter anchors stainless steel rods to support the

curved shade and cast top cap. The cylindrical clear acrylic

lens extends through the shade forming an aperture to subtly

highlight the luminaire night form. External louvers mimic the

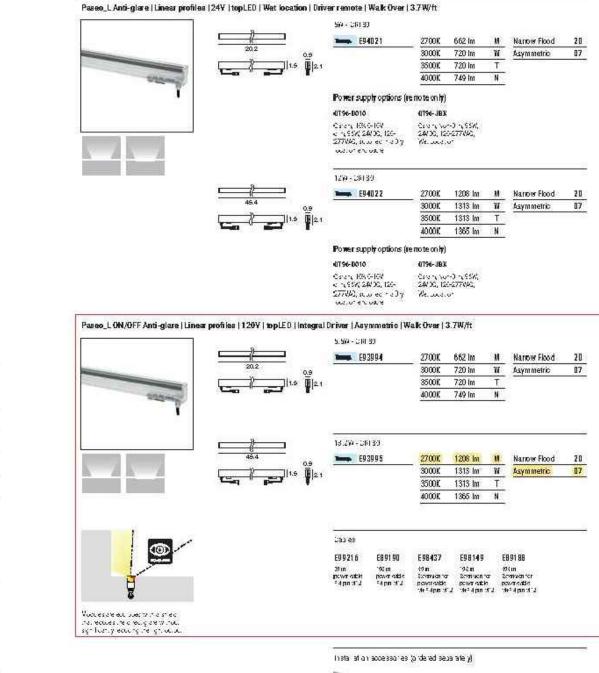
curvature of the shade profile, while functioning to reduce

double welded transition is available in steel or aluminum.

brightness. Signature stepped pole with flush handhole and

Steel poles and mounting brackets for twin mount are hot-dip

galvanized prior to being finished in high quality paint. Base over is spun aluminum. All hardware is stainless steel.





- 1. THIS PLAN IS TO BE UTILIZED FOR LIGHTING PURPOSES ONLY. REFER TO ELECTRICAL ENGINEERING PLANS FOR CIRCUITRY DESIGN AND SPECIFICATIONS.
- 2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE SUBMITTALS TO THE PROJECT ENGINEER (BOHLER) FOR REVIEW AND APPROVAL. SUBSTITUTION REQUESTS MUST BE ACCOMPANIED BY A HORIZONTAL PHOTOMETRIC STUDY DEMONSTRATING THAT THE FIXTURE(S) IN QUESTION WILL MEET THE DESIGN INTENT OF THIS PLAN. SUBSTITUTION REQUESTS WITHOUT A PHOTOMETRIC STUDY WILL BE REJECTED.

3. THIS LIGHTING PLAN DEPICTS PROPOSED SUSTAINED ILLUMINATION LEVELS CALCULATED USING

- DATA PROVIDED BY THE NOTED MANUFACTURER(S). ACTUAL SUSTAINED SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER. ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, THE SERVICE LIFE OF EQUIPMENT AND LUMINAIRES AND OTHER RELATED VARIABLE FIELD CONDITIONS. 4. THE LIGHTING VALUES AND CALCULATION POINTS DEPICTED ON THIS PLAN ARE ALL ANALYZED ON
- A HORIZONTAL GEOMETRIC PLANE AT ELEVATION ZERO (GROUND LEVEL) UNLESS OTHERWISE NOTED. THE VALUES DEPICTED ON THIS PLAN ARE IN FOOTCANDLES. 5. THE LUMINAIRES, LAMPS AND LENSES MUST BE REGULARLY INSPECTED/MAINTAINED TO ENSURE THAT THEY FUNCTION PROPERLY. THIS WORK SHOULD INCLUDE, BUT NOT BE LIMITED TO.

FREQUENT VISUAL INSPECTIONS, CLEANING OF LENSES, AND RELAMPING ACCORDING TO

MANUFACTURER RECOMMENDATIONS FAILURE TO FOLLOW THE ABOVE STEPS COULD CAUSE THE

- LUMINARIES TO FUNCTION IMPROPERLY. 6. THIS LIGHTING PLAN IS INTENDED TO SHOW THE LOCATIONS AND TYPE OF LUMINAIRES, ONLY, POWER SYSTEM, CONDUITS, WIRING, VOLTAGES AND OTHER ELECTRICAL COMPONENTS ARE THE RESPONSIBILITY OF THE ARCHITECT, MEP AND/OR LIGHTING CONTRACTOR, AS INDICATED IN THE CONSTRUCTION CONTRACT DOCUMENTS. THESE ITEMS MUST BE INSTALLED AS REQUIRED BY STATE AND LOCAL REGULATIONS. CONTRACTOR IS RESPONSIBLE FOR INSTALLING LIGHTING FIXTURES AND APPURTENANCES IN ACCORDANCE WITH ALL APPLICABLE BUILDING AND ELECTRICAL CODES AND ALL OTHER APPLICABLE RULES, REGULATIONS, LAWS AND STATUTES.
- CONSTRUCTION, ANY LIGHT LOCATIONS THAT CONFLICT WITH DRAINAGE, UTILITIES, OR OTHER 8. THE LIGHTING CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CONTRACTOR REQUIREMENTS INDICATED IN THE SITE PLAN, INCLUDING BUT NOT LIMITED TO, GENERAL NOTES, GRADING AND UTILITY NOTES, SITE SAFETY, AND ALL GOVERNMENTAL RULES, LAWS, ORDINANCES, REGULATIONS

7. CONTRACTOR MUST BRING TO THE DESIGNER'S ATTENTION, PRIOR TO THE COMMENCEMENT OF

9. UPON OWNER'S ACCEPTANCE OF THE COMPLETED PROJECT, THE OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, SERVICING, REPAIR AND INSPECTION OF THE LIGHTING SYSTEM AND ALL OF ITS COMPONENTS AND RELATED SYSTEMS, TO ENSURE ADEQUATE LIGHTING LEVELS ARE PRESENT AND FUNCTIONING AT ALL TIMES.

### PRINCE GEORGE'S COUNTY LIGHTING **REQUIREMENTS:**

SEC. 27-562. - LIGHTING.

485 inter-lux.com

ADEQUATE LIGHTING SHALL BE PROVIDED IF THE PARKING LOT IS TO BE USED AT NIGHT. THE LIGHTING SHALL BE ARRANGED SO AS NOT TO REFLECT OR GLARE ON LAND USED FOR RESIDENTIAL PURPOSES.

SEC. 23-140. - STREET LIGHTING.

THE PERMITTEE SHALL BE RESPONSIBLE FOR THE COST OF ANY STREET LIGHTS REQUIRED BY THE DEPARTMENT.

STREET LIGHTS SHALL BE REQUIRED ON ALL COUNTY ROADWAYS, AND ON SUCH OTHER ROADS WHERE DEEMED NECESSARY BY THE DIRECTOR.

IN ACCORDANCE WITH THE DESIGN AND CONSTRUCTION STANDARDS, THE PERMITTEE SHALL BE RESPONSIBLE FOR PREPARING AN ENGINEERING PLAN FOR LIGHTING ALL COUNTY ROADWAYS WITHIN AND ADJOINING THE PERMIT AREA AND, UPON REVIEW AND APPROVAL OF THE PLAN BY THE COUNTY AND THE UTILITY COMPANY, FOR HAVING THE LIGHTS INSTALLED.

THE PERMITTEE SHALL BE RESPONSIBLE FOR ORDERING THE INSTALLATION OF THE STREET LIGHTS FROM THE UTILITY COMPANY AND FOR THE PAYMENT OF ALL ASSOCIATED COSTS RELATED TO THE INSTALLATION TO THE UTILITY COMPANY.

WHEN THE UTILITY COMPANY HAS NOTIFIED THE COUNTY THAT THE INSTALLATION OF THE

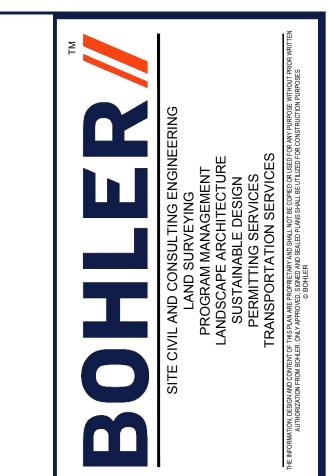
STREET LIGHTS HAS BEEN ORDERED AND THE COSTS FOR THE INSTALLATION HAVE BEEN PAID IN FULL, THE ROAD CONSTRUCTION PERMIT WHICH IS IN EFFECT WILL BE PROCESSED FOR ACCEPTANCE, PROVIDED THE STREET CONSTRUCTION IS COMPLETE. THE BONDS POSTED FOR THE CONSTRUCTION OF THE ROADS SHOULD NOT BE RELEASED UNTIL THE UTILITY HAS NOTIFIED THE COUNTY OF RECEIPT OF PAYMENT FOR THE STREET LIGHTS, ALL OTHER PERMIT REQUIREMENTS HAVING BEEN MET.

THE UTILITY COMPANY SHALL BE RESPONSIBLE FOR NOTIFYING THE COUNTY WHEN IT HAS COMPLETED THE INSTALLATION OF THE STREET LIGHTS COVERED BY A PARTICULAR PERMIT.

ALL SMALL WIRELESS FACILITY PERMITTEES SHALL COMPLY WITH SEC. 23-144, THE DESIGN AND CONSTRUCTION STANDARDS, AND THE DESIGN MANUAL FOR SMALL WIRELESS FACILITIES WHEN LOCATING SMALL WIRELESS FACILITIES ON STREET LIGHT POLES.

			SIREEI	LUMINAIRE SC	NEDULE	
SYMBOL	QTY.	MAKE	MODEL	ARRANGEMENT	MOUNTING HEIGHT	DESCRIPTION
Α	6	TO MATCH EXISTING	TO MATCH EXISTING	SINGLE	TO MATCH EXISTING	TO MATCH EXISTIN

			STREET	LUMINAIRE SC	HEDULE	
SYMBOL	QTY.	MAKE	MODEL	ARRANGEMENT	MOUNTING HEIGHT	DESCRIPTION
Α	6	TO MATCH EXISTING	TO MATCH EXISTING	SINGLE	TO MATCH EXISTING	TO MATCH EXISTING



**REVISIONS** 

REV DATE COMMENT

BLK - Matte Black

BRZ - Dark Bronze

CC - Custom RAL

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	1	08/28/20	PER MNCPPC COMMENTS
	2	02/25/21	PER SDRC COMMENTS
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CONSTRUCTION VIEW AND APPROVAL. <u>IT IS NOT INTENDED AS A CONSTR</u>

<u>DOCUMENT</u> UNLESS INDICATED OTHERWISE. PROJECT No.:

**CHECKED BY:** CAD I.D.:

**DETAILED SITE PLAN** 

**ASPEN - MARYLAND** 

PROPOSED DEVELOPMENT 4205 & 4206 KNOX ROAD COLLEGE PARK, MD 20740

PRINCE GEORGE'S COUNTY

16701 MELFORD BLVD, SUITE 310 **BOWIE, MARYLAND 20715** 

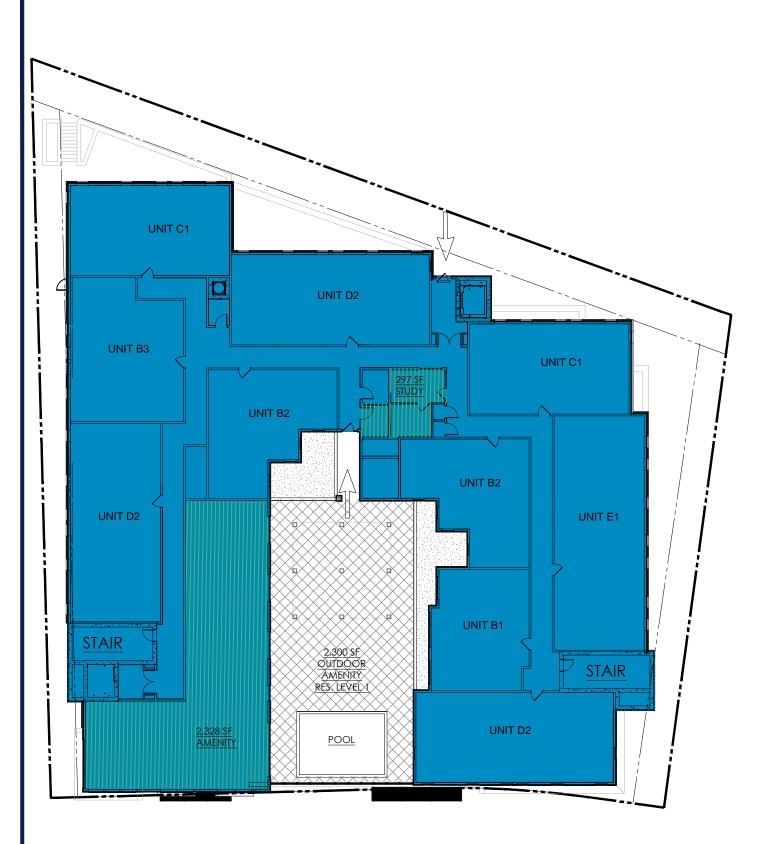
Phone: (301) 809-4500 Fax: (301) 809-4501 MD@BohlerEng.com

E.R. McWILLIAMS 03/04/2021 REGISTERED LANDSCAPE ARCHITECT ENSED LANDSCAPE ARCHITE

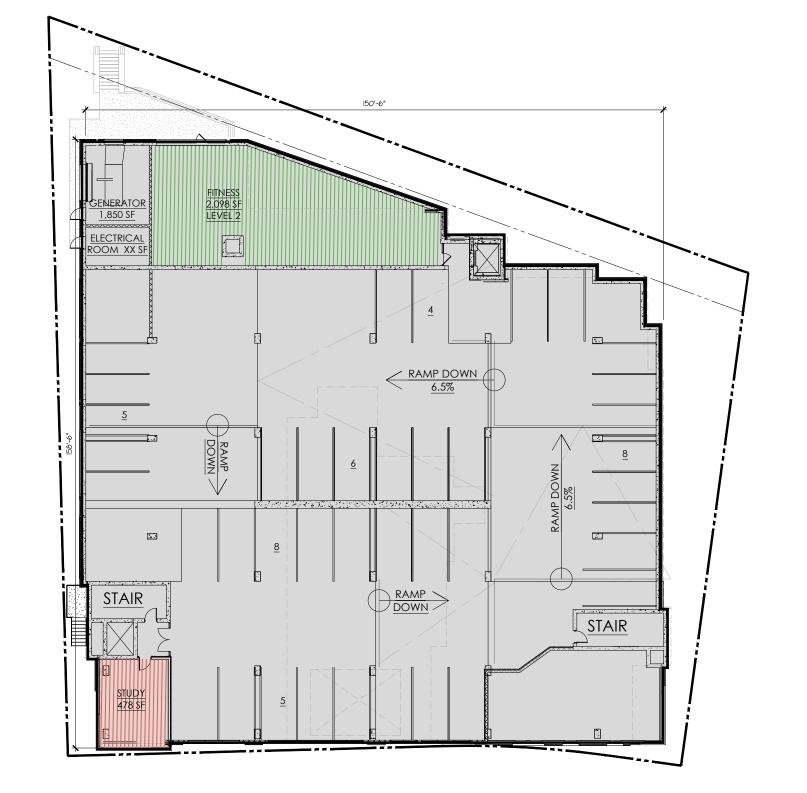
UNDER THE LAWS OF THE STATE OF MARYLAND,

LIGHTING PLAN

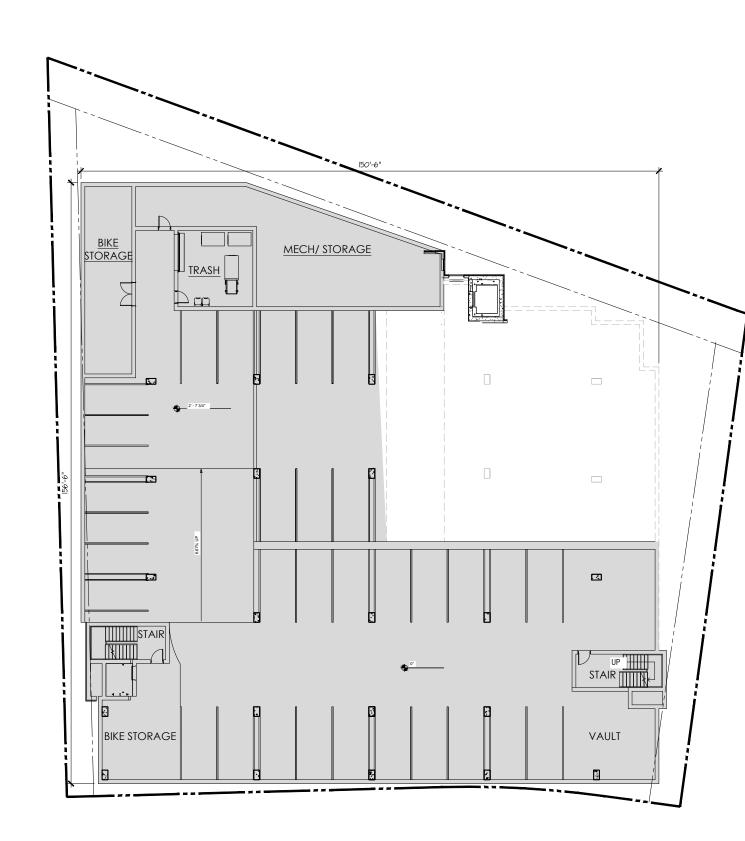
**DSP-11** 



# **BUILDING 1 - RESIDENTIAL LEVELS 1-7**



BUILDING 1 - POD. LEVEL 2



BUILDING 1 - POD. LEVEL B

# BUILDING 1 7 ST. RESIDENTIAL OVER 2 LEVELS CIP+BASEMENT

(6) STUDIO UNITS (6) BEDROOMS /(6) TENANTS (21) 2 BED UNITS (42) BEDROOMS / (42) TENANTS (7) 2 BED DBL. (14) BEDROOMS / (28) TENANTS (42) BEDROOMS / (42) TENANTS (14) 3 BED (13) 4/2 BED UNITS (52) BEDROOMS / (52) TENANTS (20) 4 BED UNITS (80) BEDROOMS / (80) TENANTS (7) 5 BED UNITS (35) BEDROOMS / (35) TENANTS (88) TOTAL UNITS (271) TOTAL BEDS/(285) TENANTS

(99) PARKING SPACES
896 SF RES. LOBBY (POD. LEVEL 1)
1055 SF COMMERCIAL SPACE (POD. LEVEL 1)
478 SF RES. STUDY (POD. LEVEL 2)
2,098 SF FITNESS (POD. LEVEL 2)
2,624 SF AMENITY (RES. LEVEL 1)
120,048 GSF (7 LEVELS RESIDENTIAL INCLUDING AMENITY)
58,994 GSF (PODIUM-2 LEVELS + BASEMENT INCLUDING AMENITY)

# BUILDING 2 9 ST. RESIDENTIAL

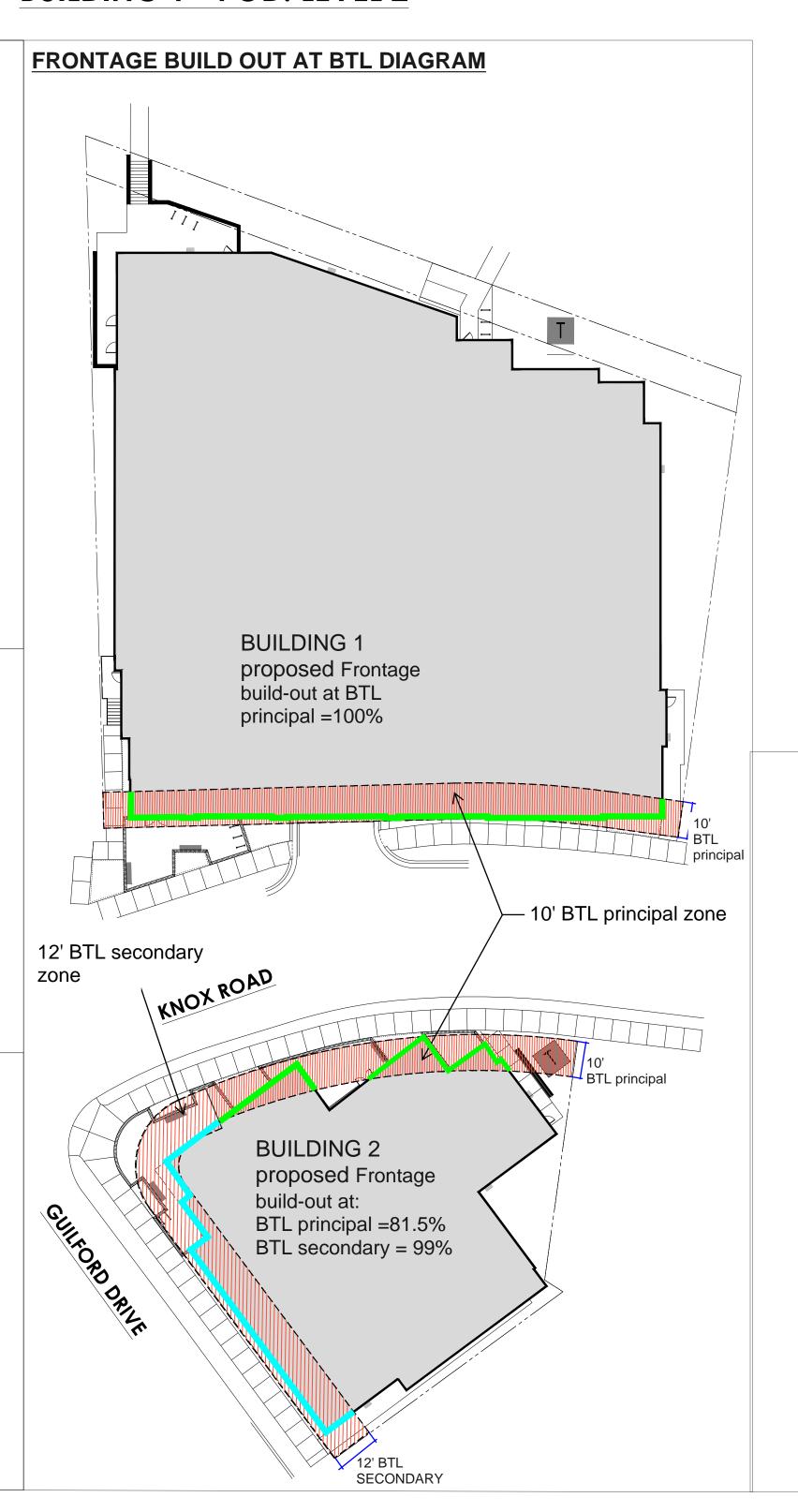
(8) STUDIO UNITS
(1) 3 BED UNTIS
(24) 4/2 BED UNITS
(8) BEDROOMS / (8) TENANTS
(96) BEDROOMS / (96) TENANTS
(10) SED UNITS
(10) BEDROOMS / (10) TENANTS
(11) TOTAL UNITS
(11) TOTAL BEDS/(147) TENANTS

616 SF RES. LOBBY / LOUNGE / MAIL
111 SF (STUDY ON LEVEL 2 - 9) 888 SF TOTAL STUDY
1,025 SF COMMERCIAL SPACE
60,806 GSF (9 LEVELS RESIDENTIAL - INCLUDING COM.)

# SITE TOTALS

(14) STUDIO UNITS (14) BEDROOMS / TENANTS (21) 2 BED UNITS (42) BEDROOMS / TENANTS (7) 2 BED DBL. (14) BEDS/(28) TENANTS (15) 3 BED (45) BEDROOMS / TENANTS (148) BEDROOMS / TENANTS (37) 4/2 BED UNITS (20) 4 BED UNITS (80) BEDROOMS / TENANTS (15) 5 BED UNITS (75) BEDROOMS / TENANTS (129) TOTAL UNITS (418) TOTAL BEDS/(432) TOTAL OCC.

180,854 GSF (RESIDENTIAL)
58,994 GSF (PODIUM)
7,600 SF TOTAL AMENITY SPACE
2,080 SF TOTAL COMMERCIAL SPACE



# KNOX ROAD COMMENCIAL SIGN STAR STAR STAR STAR STAR EXISTING BUILDING

**BUILDING 2 - LEVELS 1-9** 

BUILDING 1 - POD. LEVEL 1

# WN Walkable Nodes

BUILDING CONFIGU	IRATION	
Principal building height	6 stories max, 2 min.	
LOT OCCUPATION		
Frontage buildout	80% min. at BTL	
Lot coverage	80% max.	
SETBACKS - BUILDI	NG	
(g.1) Front BTL principal	0 ft. min. 10 ft. max.	
(g.2) Front BTL secondary	0 ft. min. 12 ft. max.	
(g.3) Side setback	0 ft. min. 24 ft. max.	
(g.4) Rear setback	10 ft. min.	
PRIVATE FRONTAGI	ES (See page 236)	
Common lawn	not permitted	
Porch & fence	not permitted	
Terrace or L.C.	permitted	
Forecourt	permitted	
Stoop	permitted	
Shopfront & awning	permitted	
Gallery	permitted	

permitted

Arcade

# WNU Walkable Nodes (University)

<u>STAIR</u>

Principal building height 10 stories max, 4 min.  LOT OCCUPATION  Frontage buildout 80% min. at BTL  Lot coverage 80% max.  SETBACKS - BUILDING  (g.1) Front BTL principal 0 ft. min. 10 ft. max.
LOT OCCUPATION  Frontage buildout  80% min. at BTL  80% max.  SETBACKS - BUILDING
Frontage buildout 80% min. at BTL Lot coverage 80% max.  SETBACKS - BUILDING
Lot coverage 80% max.  SETBACKS - BUILDING
SETBACKS - BUILDING
(g.1) Front BTL principal 0 ft. min. 10 ft. max.
(g.2) Front BTL secondary 0 ft. min. 12 ft. max.
(g.3) Side setback 0 ft. min. 24 ft. max.
(g.4) Rear setback 10 ft. min.
PRIVATE FRONTAGES (See page 236)
Common lawn not permitted
Porch & fence not permitted
Terrace or L.C. permitted
Forecourt permitted
Stoop permitted
Shopfront & awning permitted
Shopfront & awning permitted  Gallery permitted

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes,				
character and design intent only, and are subject to change based upon final design				
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	cha sub	racter and ject to cha	design intent only, and inge based upon final d	are esign

**REVISIONS** 

NOT APPROVED FOR

structural, and MEP design requirements

unit plan / floor plan changes, etc.) © 2020 BSB Design, Inc.

CONSTRUCTION

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCT DOCUMENT UNLESS INDICATED OTHERWISE.

REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRI
DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: SH2(
DRAWN BY:

PROJECT:

DESIGN INTENT

ASPEN - MARYLAND

PROPOSED DEVELOPMENT 4205 & 4206 KNOX ROAD COLLEGE PARK, MD 20740 PRINCE GEORGE'S COUNTY





SHEET TITLE

SITE PLAN / SITE DATA

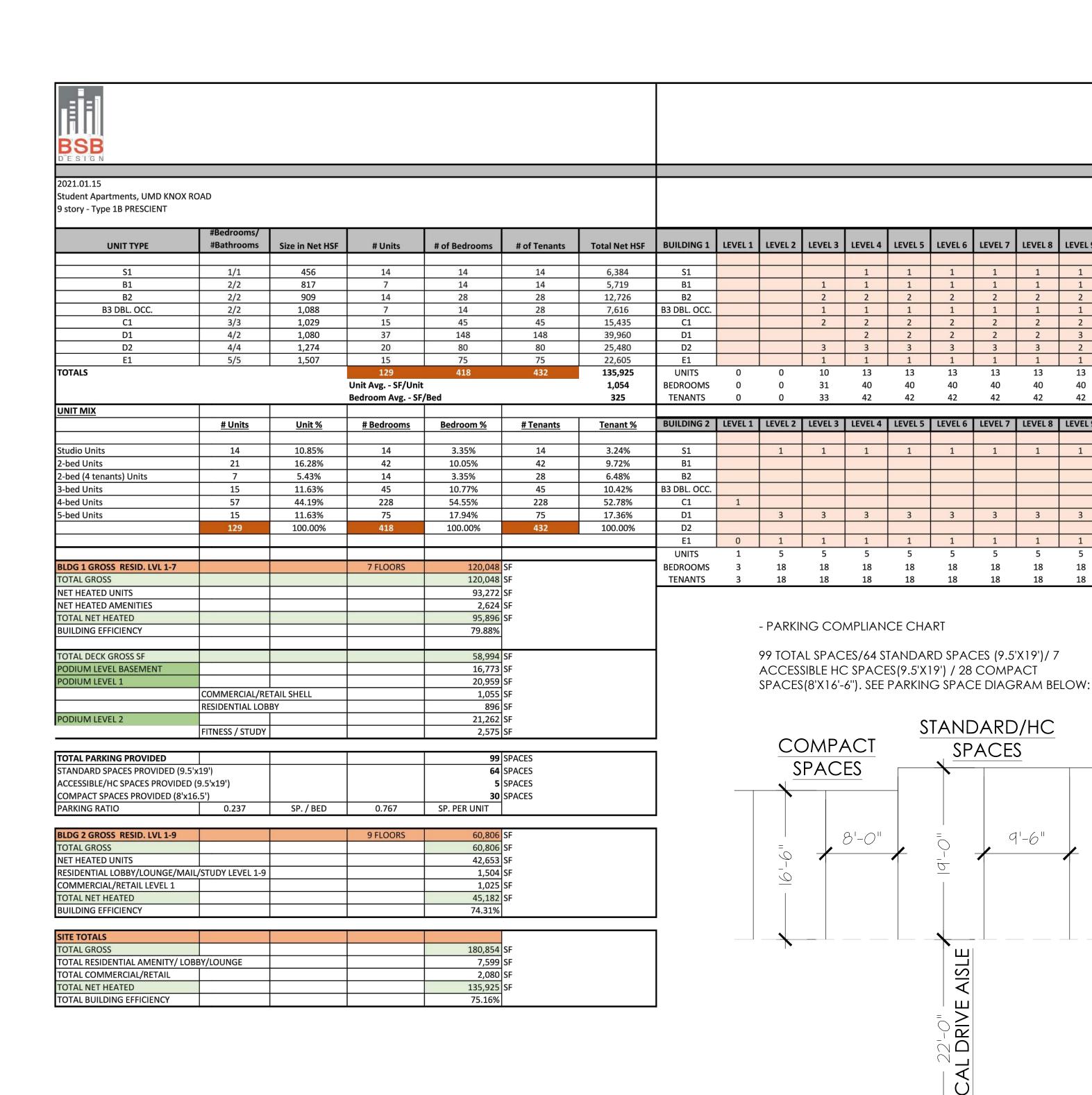
DSP-12

# BUILDING 1 CODE COMPLIANCE LIST

DDOZ Zoning District	Development District Standard  Mixed-Use Infill (MUI)	Comment N/A
Overlay Zone	Development District (DDOZ)	COMPLIANT
Sector Plan	Central US1 Corridor	N/A
Character Area	Walkable Node (5a)	COMPLIANT
MASSING/VOLUME		
FAR Area:	Not stated	
Frontage Buildout	80% min. at B.T.L.	COMPLIANT: 100% PROPOSED
Lot Coverage	80% max.	COMPLIANT: 79% PROPOSED
Residential Density	Commercial Use proposed; n/a	COMPLIANT: COMMERCIAL ON
Building Height	6 stories (max.)	LEVEL 1 FRONTING KNOX ROAD WITH 11 FEET CEILING HEIGHTS NONCOMPLIANT: 9 STORIES
Building Height (AMSL)	198'-0" (max.)	PROPOSED COMPLIANT: 101' ON KNOX ROAD
Front Setback:	0 ft. (min.) / 10 ft. (max.)	COMPLIANT: 1' PROVIDED
Side Setback:	0 ft. (min.) / 10 ft. (max.)	COMPLIANT: 4' PROVIDED
Rear Setbacks:	10 ft. (min.)	COMPLIANT: 10' PROVIDED
Stepbacks:	Stepback after 8 stories	COMPLIANT: 1'- 2' STEPBACK ON
Private Frontage:	-Forecourt permitted -Shopfront permitted	KNOX ROAD AFTER 8 <sup>TH</sup> STROY COMPLIANT SHOPFRONT PROVIDED
PARKING		
Parking (Residential):	1 space per Dwelling Unit	NON-COMPLIANT, PROVIDED 64 SPACES PROVIDED(0.7 SPACE/
Parking (Retail):	3 spaces per 1,000 sf	UNIT) COMPLIANT: PROVIDED 3 SPACES
Total Parking:	Shared Parking Ratio 1.2 factor	NON-COMPLIANT 76 REQ 67
Compact Spaces:	33% max.	PROVIDED COMPLIANT 32 % PROVIDED
Handicapped Stalls:	76 to 100 spaces: 4 HC spaces	COMPLIANT 4 SPACES PROVIDED
Parking Stalls: -Standard (nonparallel)	-9.5 ft. x 19 ft. (nonparallel)	COMPLIANT 9.5 ft. x 19 ft PROVIDE
-Standard (parallel) -Compact (nonparallel)	-8 ft. x 22 ft. (nonparallel) -8 ft. x 16.5 ft. (nonparallel)	N/A COMPLIANT 8 ft. x 16.5 PROVIDED
Drive Aisles:	22 ft. wide (Two-way traffic)	COMPLIANT 22ft WIDE PROVIDED
Covered Parking Placement	3 <sup>rd</sup> Layer (20 ft. back from streetwall)	COMPLIANT 20ft PROVIDED
Bike Parking:	-1 per 3 auto spaces required	COMPLIANT 30 SPACES REQUIRE 80 SPACES PROVIDED
Loading:	-100 – 300 DUs: (1) required (for 100% residential; for mixed uses, the DSP sets the requirement	
Parking / Loading Access	-15 ft. x 33 ft.  -Via Alley or Secondary streetAccess from Primary when above not present  -Via driveway	COMPLIANT ACCESS FROM PRIMARY ROAD NO ALLEY OR SECONDARY STREET PRESENT
ARCHITECTURAL ELEMENTS		
Facades & Shopfronts	50% - 70% of Ground Floor to have	COMPLIANT (50% PROVIDED ON
Storefronts	untinted transparent glass at occupied  -Sills 1 ft. to 3 ft. above sidewalk -Heads at 8 ft. above sidewalk	KNOX ROAD  COMPLIANT 1' HIGH SILLS PROVIDED  COMPLIANT 9'-6" PROVIDED
	-neads at 6 it. above sidewalk	COMPLIANT 9-6 PROVIDED
Door Locations	50 ft. intervals	COMPLIANT
Depth of Habitable Space	12 ft. min. behind storefront	COMPLIANT 17'-6" - 20' PROVIDED
Upper Level openings facing Frontage Street or Open Space	20 % to 70% transparent windows	COMPLIANT 20-27% PROVIDED
Awnings	-5 ft. min. depth -8 ft. underside min. clearance -Fixed or Retractable	COMPLIANT 5' DEEP CANOPY PROVIDED AT ENTRANCE AT LeHigh ROAD
Marquees	-6 ft. min. depth -8 ft. underside min. clearance	N/A
Materials (general)	-Primary entrances, typCombined horizontally only -Heavier materials below	COMPLIANT COMPLIANT BRICK BELOW
	-Lighter materials above	PROVIDED COMPLINAT LIGHTER SIDING
O: 4:	\\ \( \lambda_{\text{inv}} \dot \text{0} \\ \dot \dot	MATERIALS ABOVE PROVIDED
Siding	Vinyl & aluminum siding not permitted -Smooth, hand-troweled, painted	COMPLIANT (SMOOTH / TROWELED
3-Coat Stucco System	-Synthetic stucco & EIFS discouraged	FINISHED COAT PROVIDED)
Masonry	-Brick or Natural stone only -Primary material at base	COMPLIANT BRICK PROVIDED AS PRIMARY BASE MATERIAL
Signage	-Attached to façade -Externally lit from front	N/A NON-COMPLIANT BACKLIT
	-Channel Letters permitted -Gross area not to exceed 10% of commercial portion of façade -8 ft. min. above sidewalk	COMPLINAT CHANNEL LETTERS PROVIDED COMPLIANT AREA NOT TO EXCEED 10% PROVIDED COMPLIANT 8ft ABOVE SIDEWALK
		MIN. PROVIDED
SUSTAINABILITY  LEED Cortification	Poguirod	
LEED Certification  Passive Design	Required -Shade for South-facing facades	
Materials	-Access to Light & Air for Rooms  Green Materials preferred -Recycled or Salvaged	
Energy Efficiency	-Rapidly renewable High-Efficiency systems: -HVAC/Mechanical	
	-Appliances -Lighting	
Landscaping	-Minimize Lawn or Turf area -Use drought-tolerant/local plantings	
_a.i.a.o.a.p.i.i.g		
Water Efficiency	-Low-flow/efficient fixtures	

# BUILDING 2 CODE COMPLIANCE LIST

DDOZ	Development District Standard	Comment
Zoning District	Mixed-Use Infill (MUI)	N/A
Overlay Zone	Development District (DDOZ)	COMPLIANT
Sector Plan Character Area	Central US1 Corridor  Walkable Node University (5b)	N/A COMPLIANT
MASSING/VOLUME		NI/A
FAR Area: Frontage Buildout	Not stated 80% min. at B.T.L.	N/A  COMPLIANT 81.5% ON PRINCIPAL AND 99% ON
Lot Coverage	80% max.	COMPLIANT 75% PROVIDED
Residential Density Building Height	Commercial Use proposed; n/a  10 stories (max.) / 4 stories (min) Stories may not exceed 14', 1st FL	COMPLIANT 1,025sf PROVIDED  COMPLIANT 9 STORIES PROVIDE  COMPLIANT 10ft 6in STORY HEIGH
Building Height (AMSL)	Commercial 11'-25'	PROVIDED COMPLIANT 12ft 6 in PROVIDED COMPLIANT 102'-6" PROVIDED
Front Setback:	198'-0" (max.) 0 ft. (min.) / 10 ft. (max.)	COMPLIANT 2 ft PROVIDED
Side Setback: Rear Setbacks:	0 ft. (min.) / 24 ft. (max.) 10 ft. (min.)	COMPLIANT 1 ft - 7 ft PROVIDED  N/A
Stepbacks:	Stepback after 8 stories	COMPLIANT 2 ft PROVIDED AFTE 8th STORY
Private Frontage:	-Terrace or Lightwll permitted -Forecourt permitted	N/A N/A
	-Stoop permitted -Shopfront permitted -Gallery permitted -Arcade permitted	N/A COMPLIANT SHOPFRONT PROVIDED N/A
PARKING		N/A
Parking (Residential):	1 space per Dwelling Unit	NON-COMPLIANT 29 PROVIDED (0.70 SPACE / UNIT)
Parking (Retail): Total Parking:	3 spaces per 1,000 sf Shared Parking Ratio 1.2 factor	COMPLIANT 3 SPACES PROVIDED  NON-COMPLIANT 37 REQ. 32
Compact Spaces:	33% max.	PROVIDED  COMPLIANT 32% PROVIDED
Handicapped Stalls:	-1 HC space per every 25 required spaces for first 100 required spaces	COMPLIANT 1 SPACES PROVIDED
	-1 HC space per every 50 for required spaces for spaces 101 to 200 - 1 HC space per every 100 required	
Parking Stalls: -Standard (nonparallel)	spaces for spaces 201 to 400  -9.5 ft. x 19 ft. (nonparallel)	COMPLIANT 9.5 ft. x 19 ft PROVIDE
-Standard (parallel) -Compact (nonparallel)	-8 ft. x 22 ft. (nonparallel) -8 ft. x 16.5 ft. (nonparallel)	N/A COMPLIANT 8 ft. x 16.5 PROVIDED
Drive Aisles:  Covered Parking Placement	22 ft. wide (Two-way traffic) -min 50' from property line of adjacent	COMPLIANT 22ft WIDE PROVIDED COMPLIANT (PARKING LOCATED
	thoroughfares  3 <sup>rd</sup> Layer (20 ft. back from streetwall)	AT BUILDING 1)
Bike Parking:	-1 per 3 auto spaces required	COMPLIANT 14 SPACES REQUIRE 50 SPACES PROVIDED
Loading:	-min 30' from public sidewalks -100 – 300 DUs: (1) required (for 100% residential; for mixed uses, the DSP sets the requirement	
Parking / Loading Access	-12 ft. x 33 ft.  -Via Alley or Secondary streetAccess from Primary when above not present	COMPLIANT (PARKING LOCATED AT BUILDING 1) ACCESS FROM PRIMARY ROAD NO ALLEY OR
ARCHITECTURAL ELEMENTS	-Via driveway	SECONDARY STREET PRESENT
Facades & Shopfronts	50% - 70% of Ground Floor to have	COMPLIANT 52% PROVIDED
Storefronts	untinted transparent glass at occupied -Sills 1 ft. to 3 ft. above sidewalk -Heads at 8 ft. above sidewalk	COMPLIANT 1 ft SILLS PROIVDED COMPLIANT HEADS 8ft MIN. FROI
Door Locations	50 ft. intervals	SIDEWALK COMPLIANT
Depth of Habitable Space Upper Level openings facing	12 ft. min. behind storefront 20 % to 70% transparent windows	COMPLIANT 12' MIN. PROVIDED  COMPLIANT 20% PROVIDED
Frontage Street or Open Space Awnings	-5 ft. min. depth (1st FL)	N/A
, willings	<ul> <li>-8 ft. underside min. clearance (1st FL)</li> <li>-Fixed or Retractable</li> <li>- High-gloss or plasticized fabrics are</li> </ul>	(NO AWNINGS PROVIDED)
Marquees	prohibited as well as backlit  -6 ft. min. depth	N/A
	<ul><li>-8 ft. underside min. clearance</li><li>-Primary entrances, typ.</li><li>- Marquees above the first floor shall</li></ul>	
Materials (general)	not be permitted.  -Combined horizontally only -Heavier materials below	COMPLIANT COMPLIANT MASONRY BRICK
Materials (general)	not be permittedCombined horizontally only	
Siding	not be permitted.  -Combined horizontally only -Heavier materials below -Lighter materials above  Vinyl & aluminum siding not permitted	COMPLIANT MASONRY BRICK BELOW PODIUM PORVIDED COMPLIANT SIDING ABOVE PODIUM PROVIDED COMPLIANT
Siding 3-Coat Stucco System	not be permitted.  -Combined horizontally only -Heavier materials below -Lighter materials above  Vinyl & aluminum siding not permitted  -Smooth, hand-troweled, painted -Synthetic stucco & EIFS discouraged	COMPLIANT MASONRY BRICK BELOW PODIUM PORVIDED COMPLIANT SIDING ABOVE PODIUM PROVIDED COMPLIANT (SMOOTH / TROWELED FINISHED COAT PROVIDED
Siding 3-Coat Stucco System	not be permitted.  -Combined horizontally only -Heavier materials below -Lighter materials above  Vinyl & aluminum siding not permitted  -Smooth, hand-troweled, painted	COMPLIANT MASONRY BRICK BELOW PODIUM PORVIDED COMPLIANT SIDING ABOVE PODIUM PROVIDED  COMPLIANT COMPLIANT (SMOOTH / TROWELED FINISHED COAT PROVIDED  COMPLIANT BRICK PROVIDED
Siding 3-Coat Stucco System	not be permitted.  -Combined horizontally only -Heavier materials below -Lighter materials above  Vinyl & aluminum siding not permitted  -Smooth, hand-troweled, painted -Synthetic stucco & EIFS discouraged  -Brick or Natural stone only -encouraged as primary material for all development -All openings should be spanned by headers	COMPLIANT MASONRY BRICK BELOW PODIUM PORVIDED COMPLIANT SIDING ABOVE PODIUM PROVIDED  COMPLIANT  COMPLIANT (SMOOTH / TROWELED FINISHED COAT PROVIDED COMPLIANT BRICK PROVIDED COMPLIANT PRIMARY MATERIAL PROVIDED COMPLIANT OPENINGS HEADERS N/A
Siding 3-Coat Stucco System	not be permitted.  -Combined horizontally only -Heavier materials below -Lighter materials above  Vinyl & aluminum siding not permitted  -Smooth, hand-troweled, painted -Synthetic stucco & EIFS discouraged  -Brick or Natural stone only -encouraged as primary material for all development -All openings should be spanned by headers -stone, concrete lintels, brick segmental, or semicircular arches and	COMPLIANT MASONRY BRICK BELOW PODIUM PORVIDED COMPLIANT SIDING ABOVE PODIUM PROVIDED  COMPLIANT  COMPLIANT (SMOOTH / TROWELED FINISHED COAT PROVIDED COMPLIANT BRICK PROVIDED COMPLIANT PRIMARY MATERIAL PROVIDED COMPLIANT OPENINGS HEADERS
Siding 3-Coat Stucco System  Masonry	not be permitted.  -Combined horizontally only -Heavier materials below -Lighter materials above  Vinyl & aluminum siding not permitted  -Smooth, hand-troweled, painted -Synthetic stucco & EIFS discouraged  -Brick or Natural stone only -encouraged as primary material for all development -All openings should be spanned by headers -stone, concrete lintels, brick segmental, or semicircular arches and brick jack arches -windows should have a sill, min 2"	COMPLIANT MASONRY BRICK BELOW PODIUM PORVIDED COMPLIANT SIDING ABOVE PODIUM PROVIDED  COMPLIANT  COMPLIANT (SMOOTH / TROWELED FINISHED COAT PROVIDED COMPLIANT BRICK PROVIDED COMPLIANT PRIMARY MATERIAL PROVIDED COMPLIANT OPENINGS HEADER: N/A COMPLIANT WINDOW SILL'S 2" MIN.
Siding 3-Coat Stucco System  Masonry	not be permitted.  -Combined horizontally only -Heavier materials below -Lighter materials above  Vinyl & aluminum siding not permitted  -Smooth, hand-troweled, painted -Synthetic stucco & EIFS discouraged  -Brick or Natural stone only -encouraged as primary material for all development -All openings should be spanned by headers -stone, concrete lintels, brick segmental, or semicircular arches and brick jack arches -windows should have a sill, min 2"  -Attached to façade -Externally lit from front	COMPLIANT MASONRY BRICK BELOW PODIUM PORVIDED COMPLIANT SIDING ABOVE PODIUM PROVIDED  COMPLIANT  COMPLIANT (SMOOTH / TROWELED FINISHED COAT PROVIDED COMPLIANT BRICK PROVIDED COMPLIANT PRIMARY MATERIAL PROVIDED COMPLIANT OPENINGS HEADERS N/A COMPLIANT WINDOW SILL'S 2" MIN.  N/A NON-COMPLIANT BACKLIT
Siding 3-Coat Stucco System  Masonry	not be permitted.  -Combined horizontally only -Heavier materials below -Lighter materials above  Vinyl & aluminum siding not permitted  -Smooth, hand-troweled, painted -Synthetic stucco & EIFS discouraged  -Brick or Natural stone only -encouraged as primary material for all development -All openings should be spanned by headers -stone, concrete lintels, brick segmental, or semicircular arches and brick jack arches -windows should have a sill, min 2"  -Attached to façade	COMPLIANT MASONRY BRICK BELOW PODIUM PORVIDED COMPLIANT SIDING ABOVE PODIUM PROVIDED  COMPLIANT  COMPLIANT (SMOOTH / TROWELED FINISHED COAT PROVIDED COMPLIANT BRICK PROVIDED COMPLIANT PRIMARY MATERIAL PROVIDED COMPLIANT OPENINGS HEADERS N/A COMPLIANT WINDOW SILL'S 2" MIN.
Siding 3-Coat Stucco System  Masonry	-Combined horizontally only -Heavier materials below -Lighter materials above  Vinyl & aluminum siding not permitted -Smooth, hand-troweled, painted -Synthetic stucco & EIFS discouraged -Brick or Natural stone only -encouraged as primary material for all development -All openings should be spanned by headers -stone, concrete lintels, brick segmental, or semicircular arches and brick jack arches -windows should have a sill, min 2" -Attached to façade -Externally lit from front -Channel Letters permitted -Gross area not to exceed 10% of commercial portion of façade -8 ft. min. above sidewalk -free standing not permitted	COMPLIANT MASONRY BRICK BELOW PODIUM PORVIDED COMPLIANT SIDING ABOVE PODIUM PROVIDED  COMPLIANT  COMPLIANT (SMOOTH / TROWELED FINISHED COAT PROVIDED COMPLIANT BRICK PROVIDED COMPLIANT PRIMARY MATERIAL PROVIDED COMPLIANT OPENINGS HEADER: N/A COMPLIANT WINDOW SILL'S 2" MIN.  N/A NON-COMPLIANT BACKLIT COMPLIANT CHANNEL LETTERS PROVIDED COMPLIANT AREA NOT TO EXCEED 10% PROVIDED COMPLIANT 8ft ABOVE SIDEWALE
Siding 3-Coat Stucco System  Masonry  Signage	-Combined horizontally only -Heavier materials below -Lighter materials above  Vinyl & aluminum siding not permitted -Smooth, hand-troweled, painted -Synthetic stucco & EIFS discouraged -Brick or Natural stone only -encouraged as primary material for all development -All openings should be spanned by headers -stone, concrete lintels, brick segmental, or semicircular arches and brick jack arches -windows should have a sill, min 2"  -Attached to façade -Externally lit from front -Channel Letters permitted -Gross area not to exceed 10% of commercial portion of façade -8 ft. min. above sidewalk	COMPLIANT MASONRY BRICK BELOW PODIUM PORVIDED COMPLIANT SIDING ABOVE PODIUM PROVIDED  COMPLIANT  COMPLIANT (SMOOTH / TROWELED FINISHED COAT PROVIDED COMPLIANT BRICK PROVIDED COMPLIANT PRIMARY MATERIAL PROVIDED COMPLIANT OPENINGS HEADERS N/A COMPLIANT WINDOW SILL'S 2" MIN.  N/A NON-COMPLIANT BACKLIT COMPLIANT CHANNEL LETTERS PROVIDED COMPLIANT AREA NOT TO EXCEED 10% PROVIDED
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		R	REVISIONS	
	REV	DATE	COMMENT	CHECKED I
OTALS	01	11/12/2020	- BLD 2 FOOTPRINT AND ELEVATION CHANGES - BUILDING 1 EAST/WEST ELEVATION PARKING LOUVER SWITCH TO BRICK DETAILING	JW
6	02	01/20/2021	- BLD 2 FOOTPRINT AND ELEVATION CHANGES	JW
7	03	03/02/2021		YH JW
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CONSTRUCTION THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: DRAWN BY: CHECKED BY:

DATE: CAD I.D.: PROJECT:

STANDARD/HC

SPACES

9'-6"

**DESIGN INTENT** 

------ FOR ------

ASPEN - MARYLAND

PROPOSED DEVELOPMENT 4205 & 4206 KNOX ROAD COLLEGE PARK, MD 20740 PRINCE GEORGE'S COUNTY

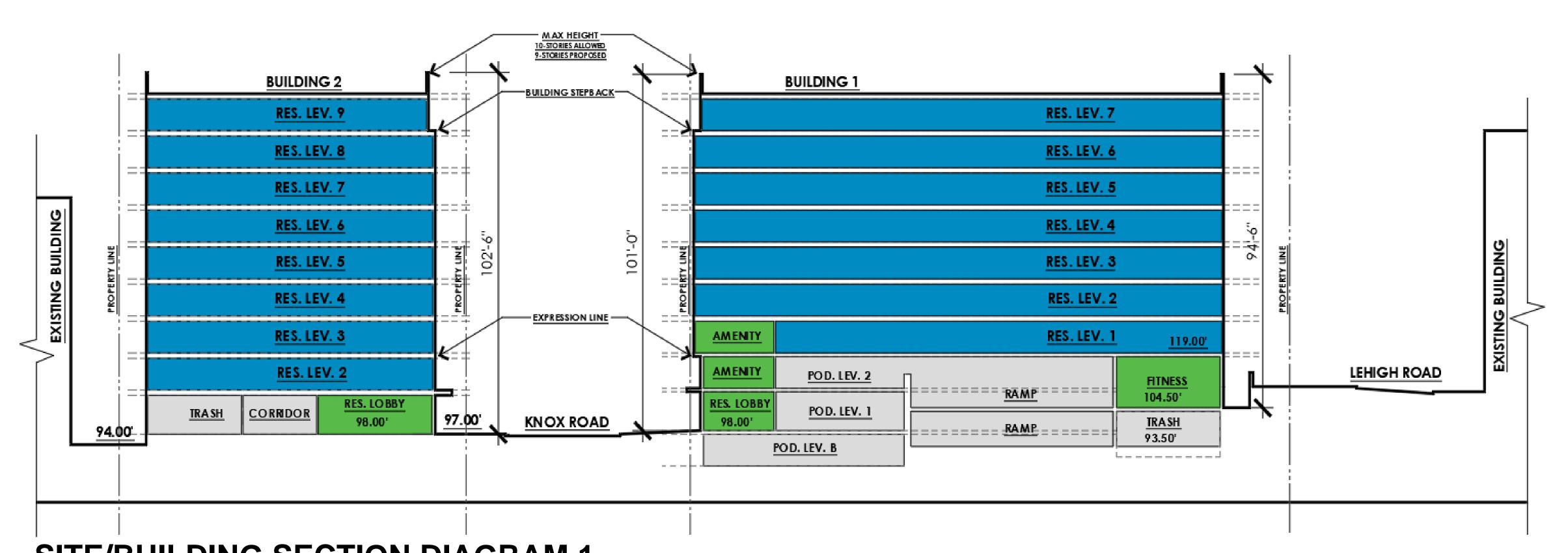


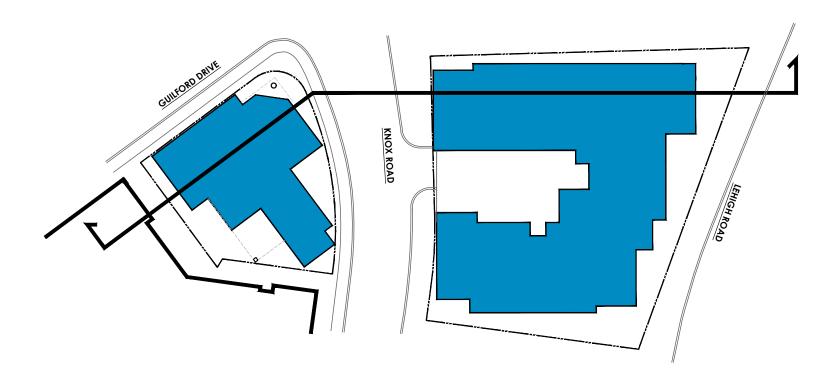
BSBDESIGN.com



**UNIT MATRIX**/ ZONING COMPLIANCE

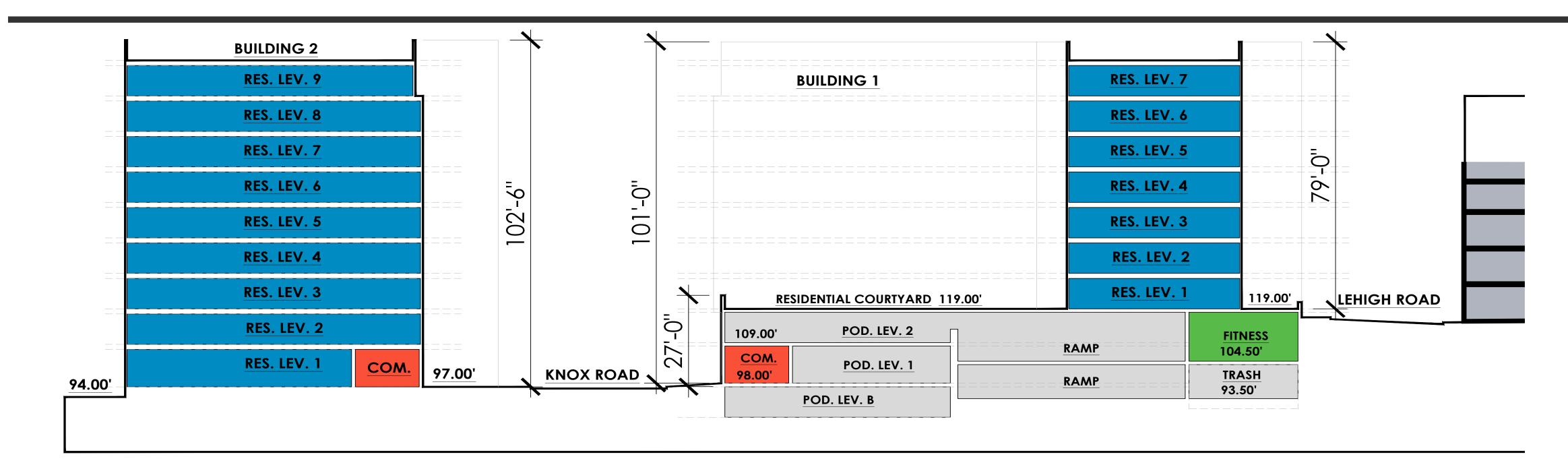
**DSP-13** 

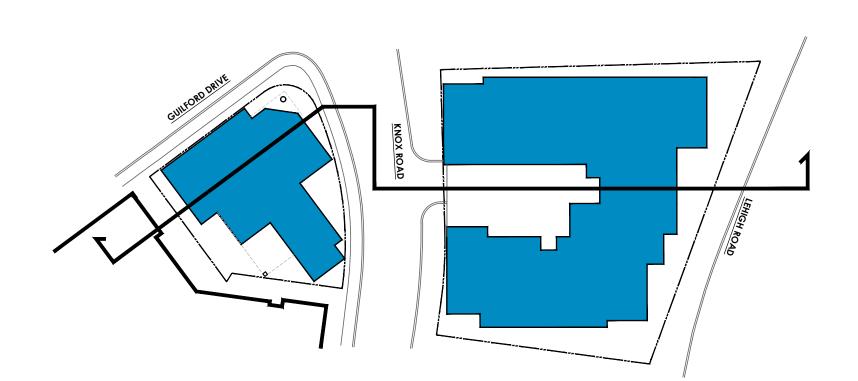




SITE/BUILDING KEY PLAN

# SITE/BUILDING SECTION DIAGRAM 1

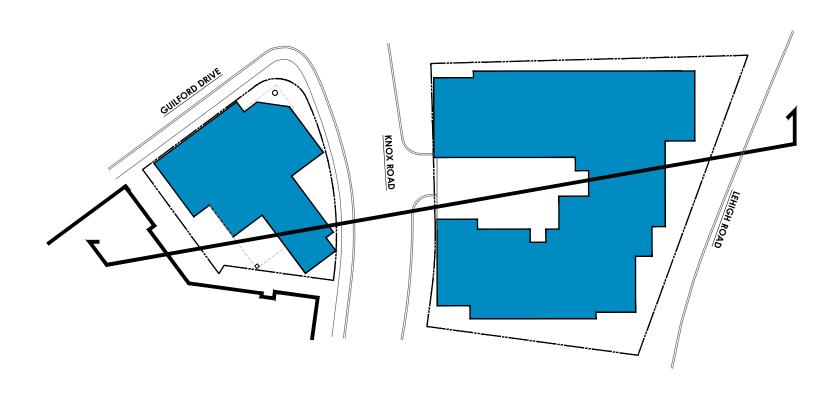




SITE/BUILDING KEY PLAN

# SITE/BUILDING SECTION DIAGRAM 2





SITE/BUILDING KEY PLAN

**REVISIONS** 

The drawings presented are illustrative of character and design intent only, and are structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2020 BSB Design, Inc.

NOT APPROVED FOR CONSTRUCTION

DESIGN INTENT

**ASPEN - MARYLAND** 

4205 & 4206 KNOX ROAD COLLEGE PARK, MD 20740 PRINCE GEORGE'S COUNTY

**1616 CAMDEN ROAD, SUITE 250** Phone: (704) 786-2328 BSBDESIGN.com



**SECTION** 

DSP-14

ORG. DATE - 07/31/20

SITE/BUILDING SECTION DIAGRAM 3



SCALE 1/16" = 1'-0"

SCALE 1/16" = 1'-0"

REVISIONS 11/12/2020 - BLD 2 FOOTPRINT AND ELEVATION CHANGES - BUILDING 1 EAST/WEST ELEVATION PARKING LOUVER SWITCH TO BRICK DETAILING

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NOT APPROVED FOR

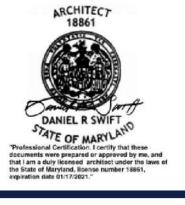
CONSTRUCTION

ASPEN - MARYLAND

PROPOSED DEVELOPMENT

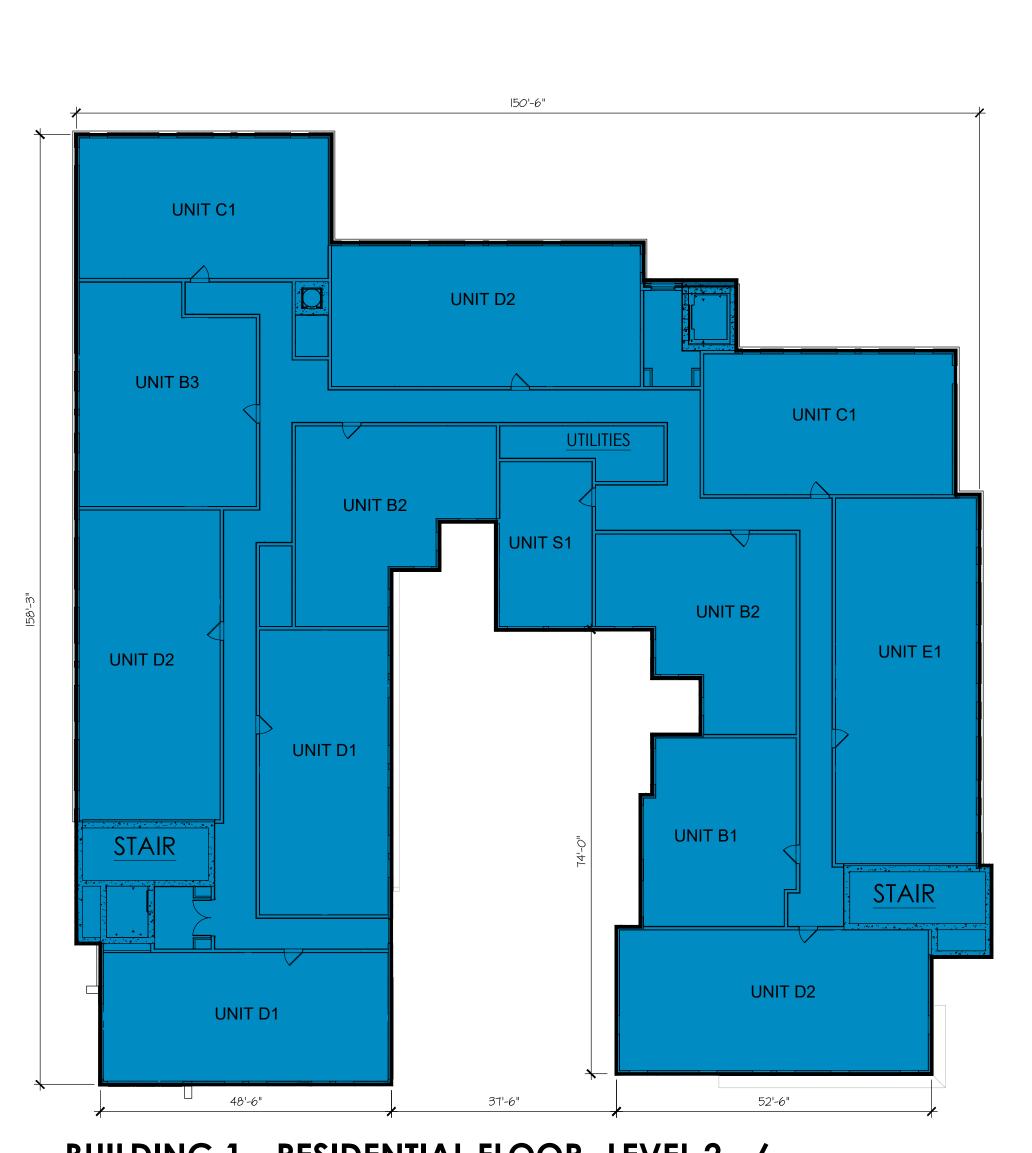


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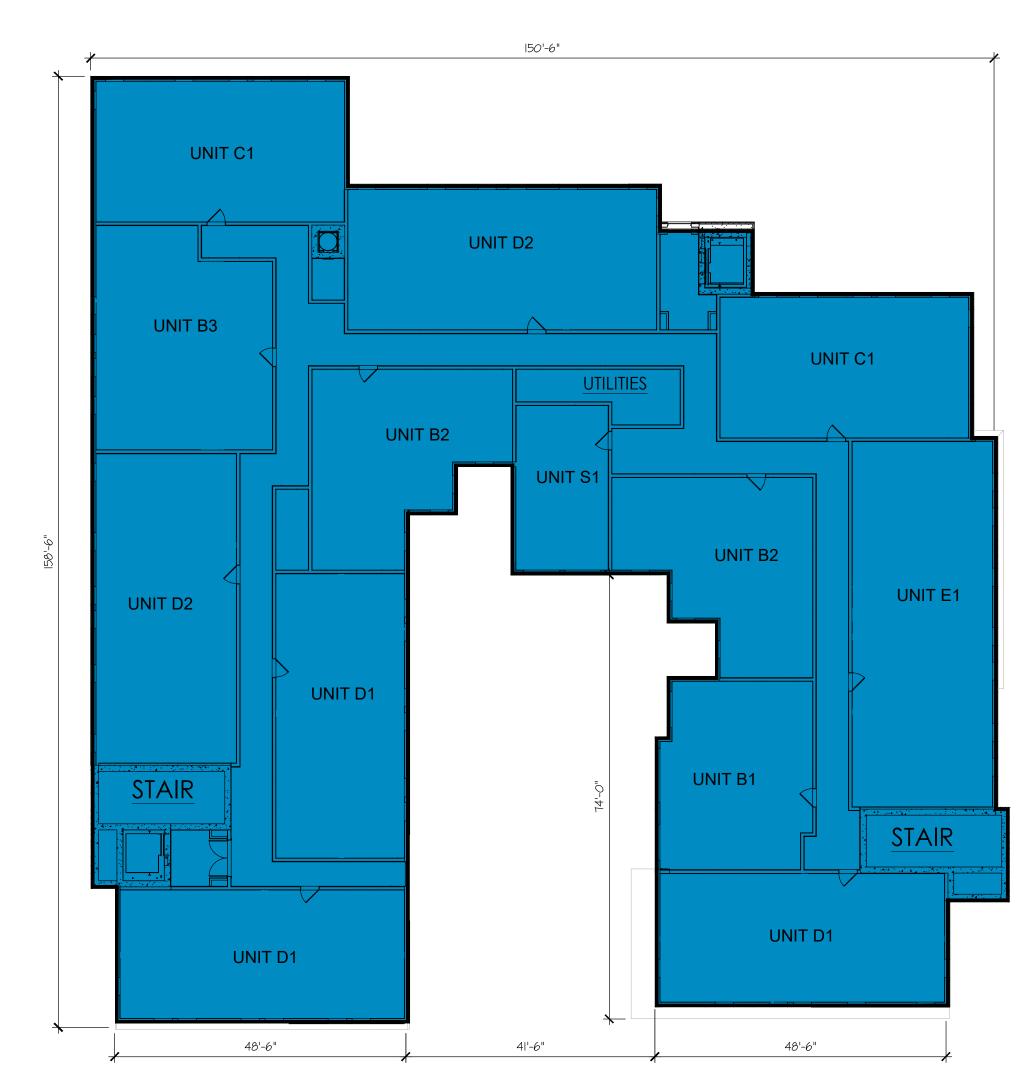


**BUILDING 1 FLOOR** 

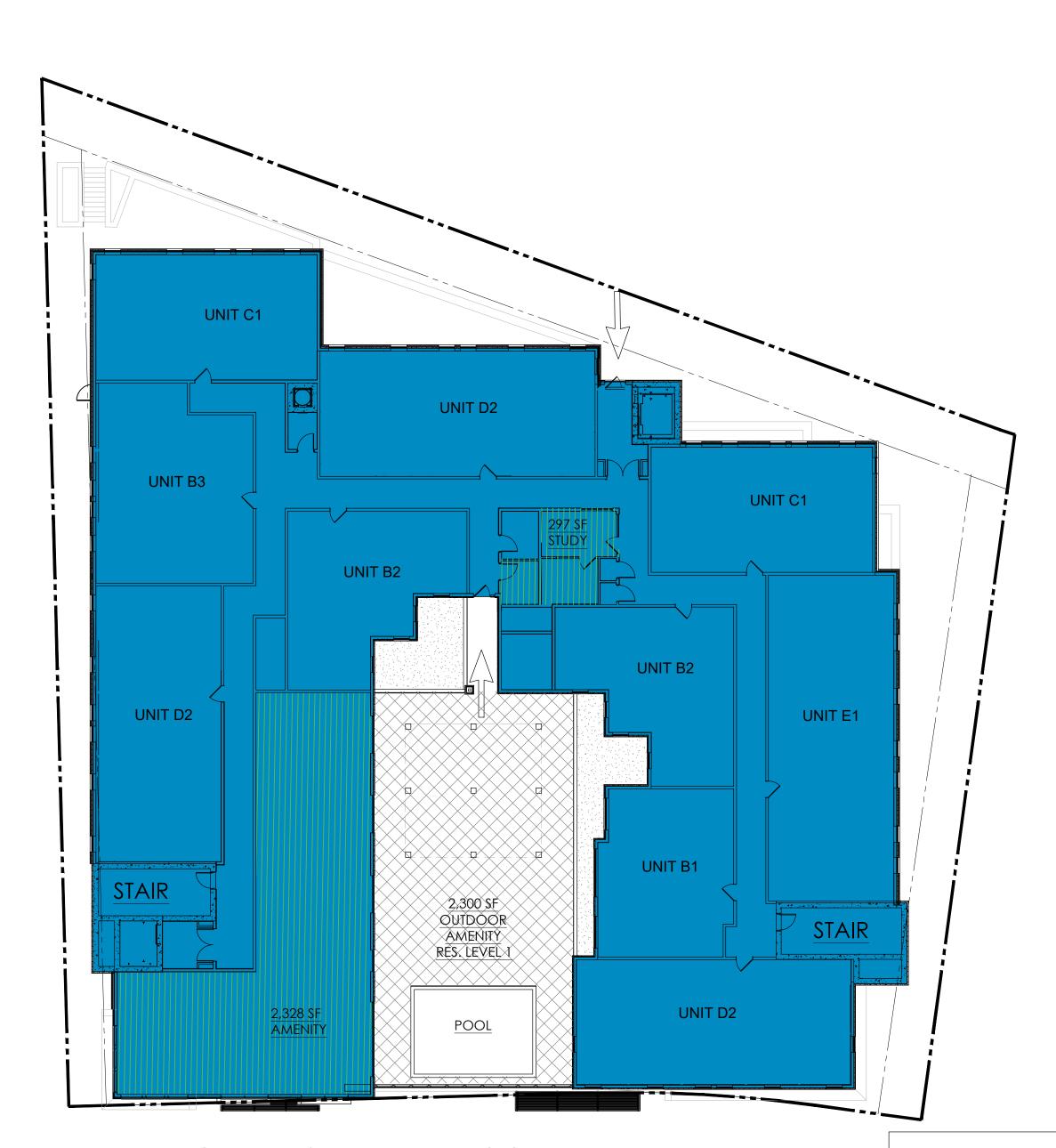
**DSP-15** 



BUILDING 1 - RESIDENTIAL FLOOR- LEVEL 2 - 6 SCALE 1/16" = 1'-0"



BUILDING 1 - RESIDENTIAL FLOOR- LEVEL 7 **SCALE 1/16" = 1'-0"** 



BUILDING 1 - RESIDENTIAL FLOOR- LEVEL 1 SCALE 1/16" = 1'-0"

**REVISIONS** REV DATE COMMENT

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2020 BSB Design, Inc.

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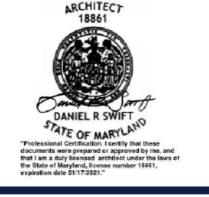
**DESIGN INTENT** 

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PROPOSED DEVELOPMENT 4205 & 4206 KNOX ROAD COLLEGE PARK, MD 20740 PRINCE GEORGE'S COUNTY

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**BUILDING 1 FLOOR PLANS** 

DSP-16

**NOTE: BUILDING** MAINTENANCE/OPERATIONS WILL MANAGE TRASH AND RECYCLE COLLECTION BY LOCATING BINS ON THE KNOX ROAD SIDE ON TRASH PICKUP DAY TO BE EMPTIED AND THEN IMMEDIATELY RETURNED TO TRASH ROOM INSIDE THE BUILDING

> REVISIONS REV DATE COMMENT 01 11/12/2020 - BLD 2 FOOTPRINT AND ELEVATION CHANGES - BUILDING 1 EASTWEST ELEVATION PARKING LOVER SWITCH TO BRICK DETAILING 02 01/15/2021 -BLD 2 FOOTPRINT AND ELEVATION CHANGES 03 03/02/2021 The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes,

structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2020 BSB Design, Inc.

NOT APPROVED FOR CONSTRUCTION

PROJECT No.: DRAWN BY: CHECKED BY: DATE: CAD I.D.:

COMMERCIAL 1025 SF

**BUILDING 2 - RESIDENTIAL FLOOR- LEVEL 1** 

CILLO.

ROORLE

SCALE 1/16" = 1'-0"

**DESIGN INTENT** 

ASPEN - MARYLAND

PROPOSED DEVELOPMENT

4205 & 4206 KNOX ROAD COLLEGE PARK, MD 20740 PRINCE GEORGE'S COUNTY

NOTE: BUILDING MAINTENANCE/OPE

RATIONS WILL MANAGE TRASH

AND RECYCLE COLLECTION BY

LOCATING BINS ON THE KNOX ROAD SIDE ON TRASH PICKUP DAY TO BE

EMPTIED AND THEN
IMMEDIATELY
RETURNED TO
TRASH ROOM
INSIDE THE
BUILDING

**1616 CAMDEN ROAD, SUITE 250** Phone: (704) 786-2328 BSBDESIGN.com

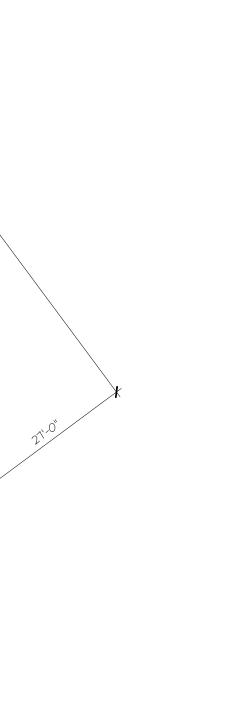
**BUILDING 2** FLOOR PLANS

**DSP-17** 

ORG. DATE - 07/31/20

BUILDING 2 - RESIDENTIAL FLOOR- TYPICAL LEVEL 2-8

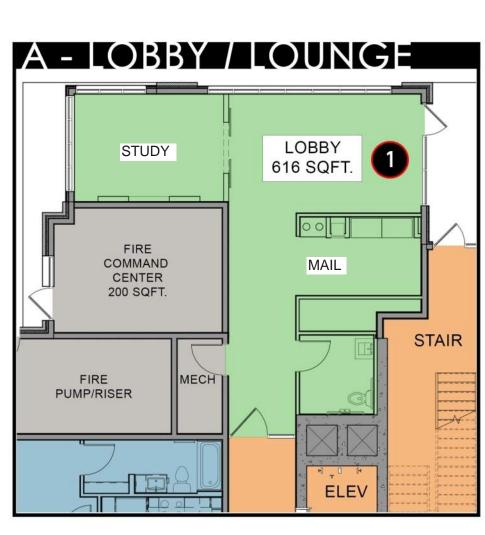
SCALE 1/16" = 1'-0"



**BUILDING 2 - RESIDENTIAL FLOOR - LEVEL 9** 

SCALE 1/16" = 1'-0"



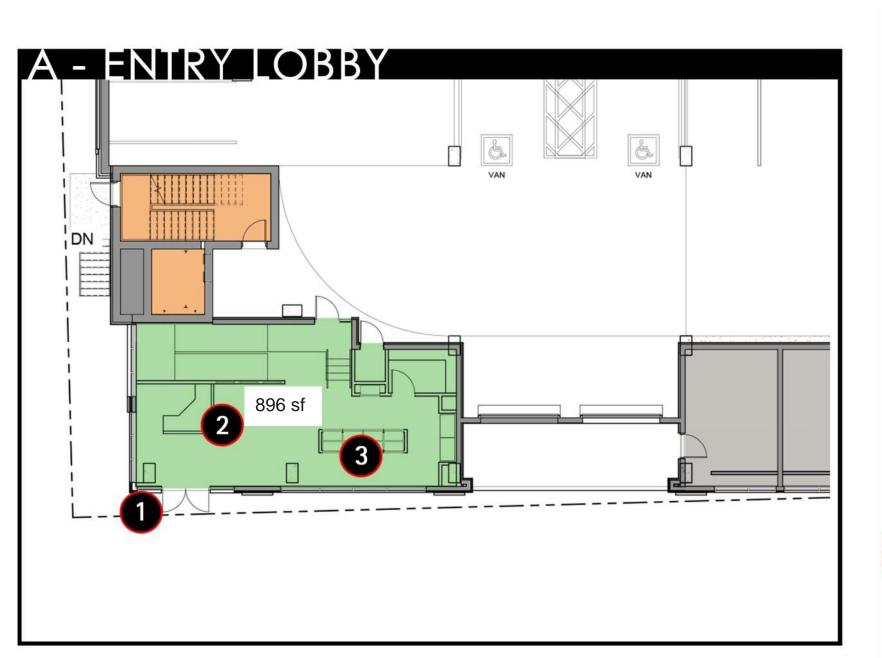




1 LOBBY / STUDY

\*DISCLAIMER: ILLUSTRATIONS AND IMAGES ARE FOR REPRESENTATION PURPOSES ONLY

BUILDING 2 - CONCEPT AMENITIES



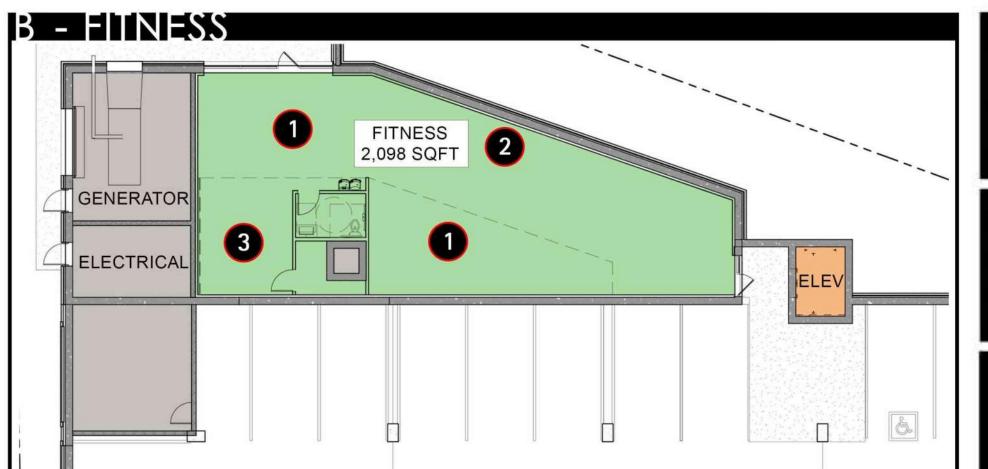








2 RECEPTION



STUDY

297 SQFT

 LEG CURL, PRESS AND LATERAL PULL DOWN
 MULTI-FUNCTION TRAINER

 TREADMILLS STAIR CLIMBER RECUMBENT BIKES

3 FLEXIBLE FITNESS FITNESS ON DEMAND MEDICINE BALLS STRETCH MATS BALLET BAR

4 COLLAB ROOM

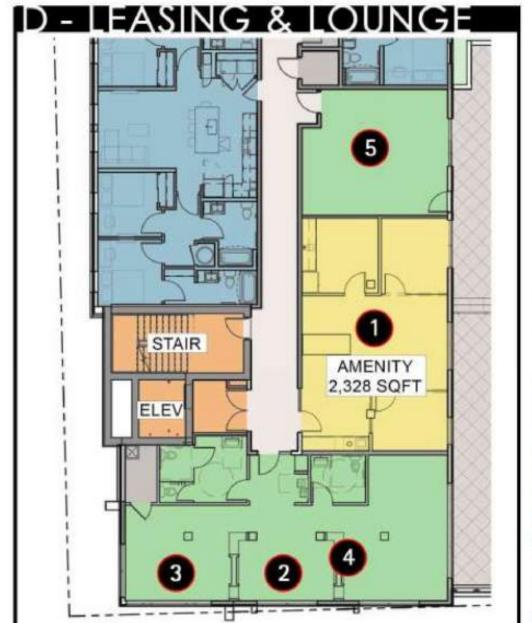
DRY-ERASE BOARD

TV
 CONFERENCE TABLE WITH



2 CARDIO





C - STUDY

STUDY

478 SQFT



5 COMPUTER

COMPUTER STATIONS

LOUNGE SEATING WITH





4 BUILT-IN DIVIDER

LEASING CENTER COLLABORATION TABLE RESTROOMS

COMMUNITY TABLE DUAL HEIGHT INTEGRATED POWER

3 LOUNGE SOFT SEATING TABLES AND CHAIRS ACCENT FURNITURE

BUILT-INS

\*DISCLAIMER: ILLUSTRATIONS AND IMAGES ARE FOR REPRESENTATION PURPOSES ONLY

BUILDING 1 - CONCEPT AMENITIES

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DSP-18



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**RENDERING** VIEW 1

**DSP-19** 



REV	DATE	COMMENT	DRAWN BY
REV	DATE	COMMENT	CHECKED BY
01	11/12/2020	- BLD 2 FOOTPRINT AND ELEVATION CHANGES	YH
υı	1 1/ 12/2020	- BUILDING 1 EAST/WEST ELEVATION PARKING LOUVER SWITCH TO BRICK DETAILING	JW
02	01/20/2021	- BLD 2 FOOTPRINT AND ELEVATION CHANGES	YH
02	01/20/2021		JW
03	03/02/2021		YH
	00,02,202		JW

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DESIGN INTENT

ASPEN - MARYLAND

PROPOSED DEVELOPMENT 4205 & 4206 KNOX ROAD COLLEGE PARK, MD 20740 PRINCE GEORGE'S COUNTY



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RENDERING VIEW 2

SHEET NUMBER

DSP-20



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**RENDERING** VIEW 3

**DSP-21** 



	R	REVISIONS
REV	DATE	COMMENT
01	11/12/2020	- BLD 2 FOOTPRINT AND ELEVATION CHANGE - BUILDING 1 EAST/WEST ELEVATION PARKIN LOUVER SWITCH TO BRICK DETAILING
02	01/20/2021	- BLD 2 FOOTPRINT AND ELEVATION CHANGE
03	03/02/2021	
1	1	

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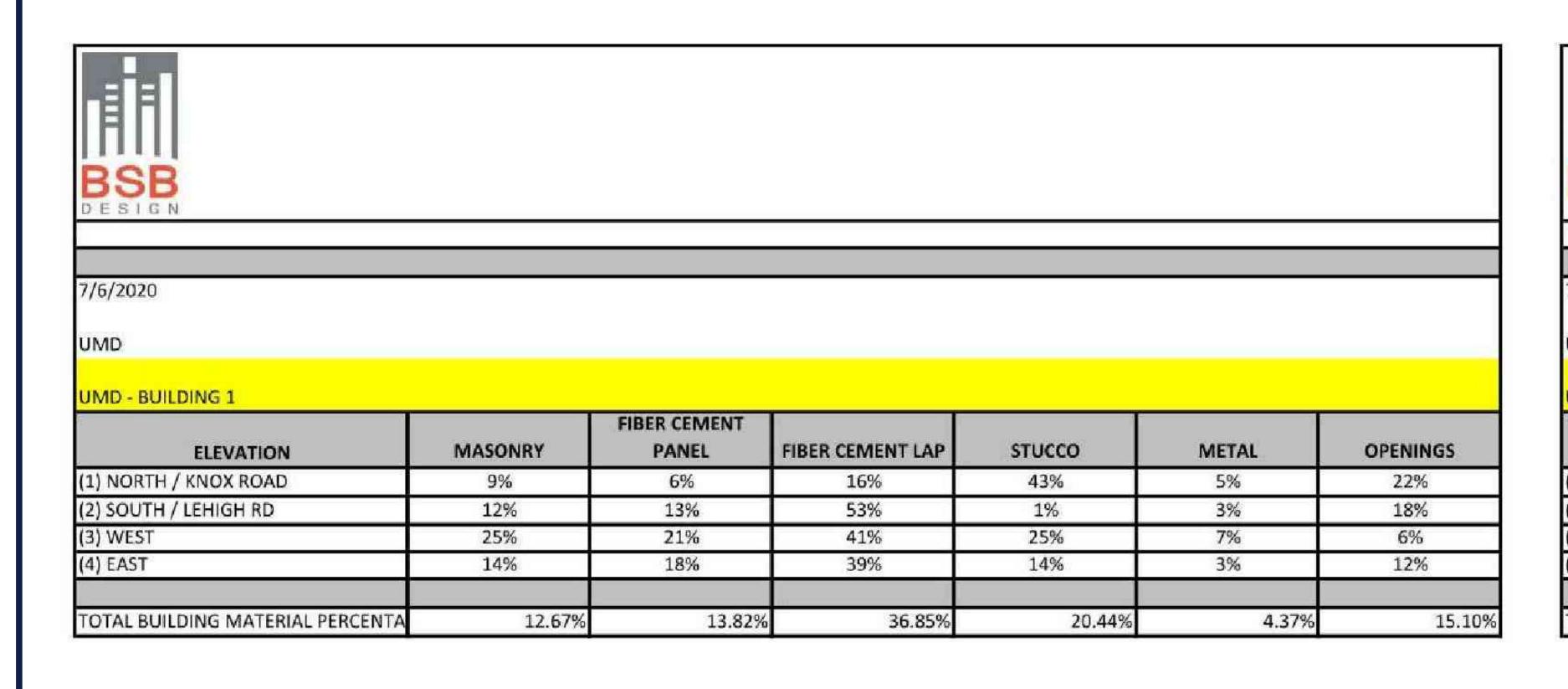


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RENDERING VIEW 4

**DSP-22** 



BSB DESIGN 7/6/2020						
UMD - BUILDING 2  ELEVATION	MASONRY	FIBER CEMENT PANEL	FIBER CEMENT LAP	STUCCO	METAL	OPENINGS
(1) SOUTH / KNOX ROAD	20%	7%	3%	44%	6%	21%
(2) EAST / MOWATT LN	23%	17%	14%	15%	11%	20%
(3) WEST	32%	7%	52%	32%	4%	5%
(4) NORTH	22%	15%	35%	15%	4%	11%
TOTAL BUILDING MATERIAL PERCENTA	21.63%	11.19%	25.27%	27.19%	5.77%	14.05%



STUCCO 1 STO **SMOKED PUTTY** 60 93240 (SMOOTH/TROWELED FINISH COAT)

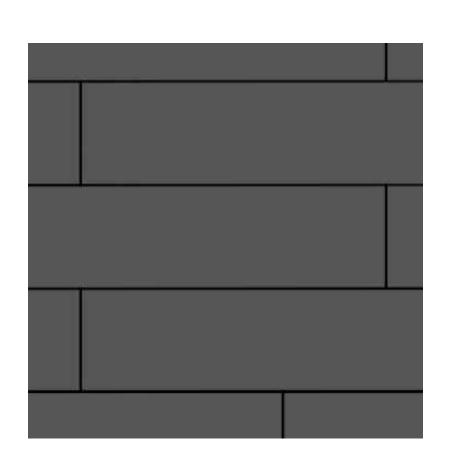


**METAL RAILING WITH MESH INFILL PANELS** 

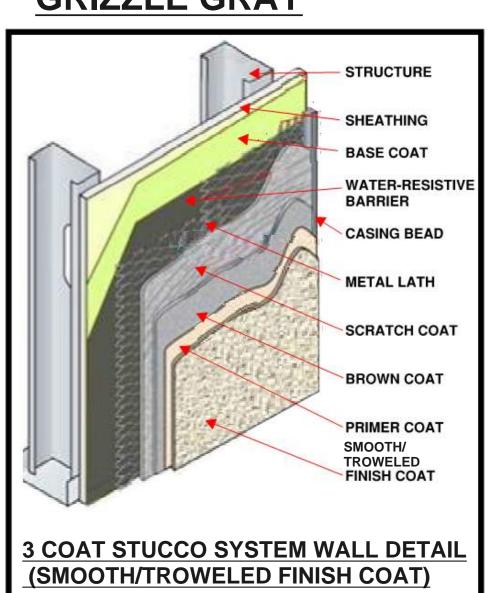


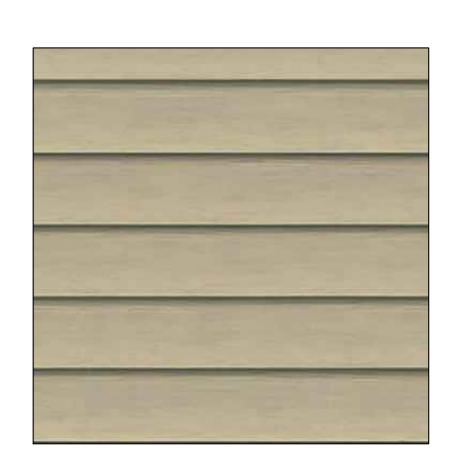
STUCCO 2 STO **BRUSHED PEWTER** 47 11404 (SMOOTH/TROWELED FINISH COAT)





FIBER CEMENT SIDING 1 **SW 7068 GRIZZLE GRAY** 

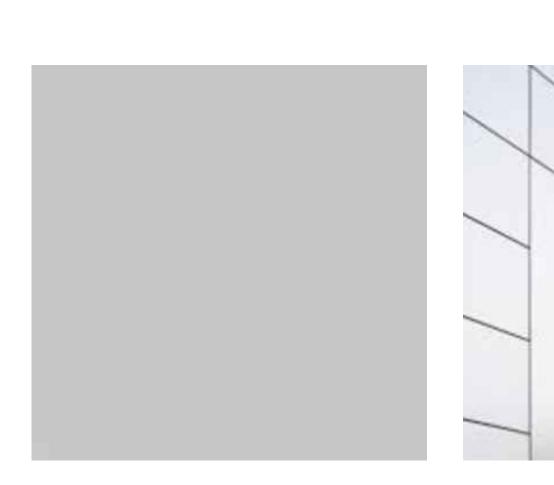




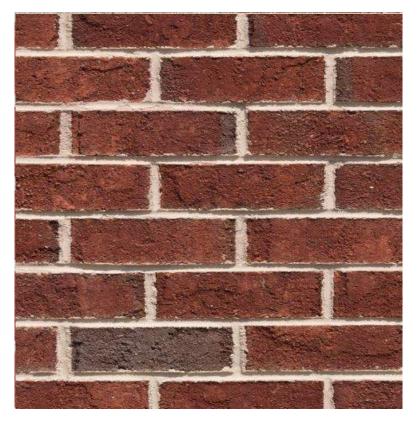
FIBER CEMENT SIDING 2 **SW 6141 SOFTER TAN** 



FIBER CEMENT SIDING 3 **SW 6003 PROPER GRAY** 



**METAL PANEL CLEAR ANODIZED RENO BOND** 



**BRICK** TRIANGLE BRICK **OXFORD** 



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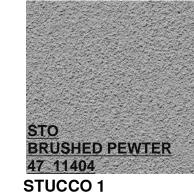
**BUILDINGS MATERIAL** 

**LEGEND** 

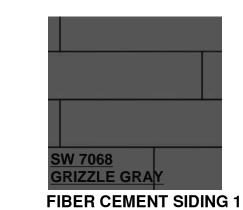
**DSP-23** 

		FIBER CEMENT				
ELEVATION	MASONRY	PANEL	FIBER CEMENT LAP	STUCCO	METAL	OPENINGS
(1) NORTH / KNOX ROAD	9%	6%	16%	43%	5%	22%
(2) SOUTH / LEHIGH RD	12%	13%	53%	1%	3%	18%
(3) WEST	25%	21%	41%	25%	7%	6%
(4) EAST	14%	18%	39%	14%	3%	12%

20.44%

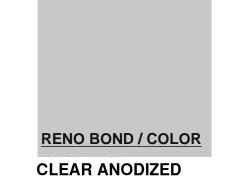


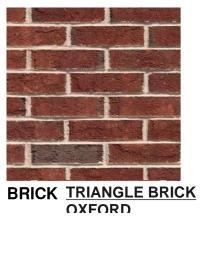




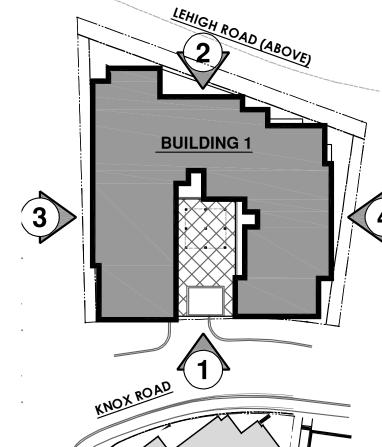








STUCCO 1



BUILDING **KEY PLAN** 

**PANEL PATTERN** 





BLD. 1 ELEVATION - WEST

SCALE: 1/32"=1'-0"



**BLD. 1 ELEVATION - SOUTH (LEHIGH ROAD)** ALLOWED UPPER LEVEL OPENINGS %: 20%- 70% / PROVIDED : RES. LEVEL 1 = 21% / RES. LEVEL 2-7 = 21% ( COM



**BLD. 1 ELEVATION - NORTH (KNOX ROAD)** 

ALLOWED UPPER LEVEL OPENINGS: 20%- 70% / PROVIDED : POD. LEVEL 2 = 22% ( COMPLIANT) / RES. LEVEL 1 = 25% (COMPLIANT) / RES. LEVEL 2 = 23% (COMPLIANT) / RES. LEVELS 3 - 7 = 20% (COMPLIANT) THE G.F. ALONG BLD. 1 FRONTAGE STORE FRONT: 50%-70% / PROVIDED: 50% (COMPLIANT)

**REVISIONS** 

01 11/12/2020 - BLD 2 FOOTPRINT AND ELEVATION CHANGES - BUILDING 1 EASTWEST ELEVATION PARKING LOVER SWITCH TO BRICK DETAILING

unit plan / floor plan changes, etc.) © 202

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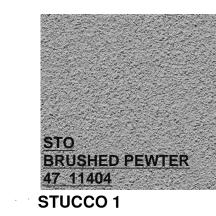
PRINCE GEORGE'S COUNTY

**BUILDING 1** 

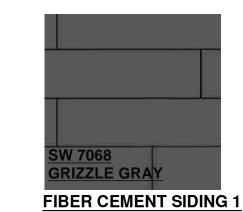
**ELEVATIONS** 

DSP-24

ELEVATION	MASONRY	FIBER CEMENT PANEL	FIBER CEMENT LAP	STUCCO	METAL	OPENINGS
(1) SOUTH / KNOX ROAD	20%	7%	3%	44%	6%	21%
(2) EAST / MOWATT LN	23%	17%	14%	15%	11%	20%
(3) WEST	32%	7%	52%	32%	4%	5%
(4) NORTH	22%	15%	35%	15%	4%	11%





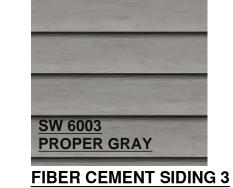


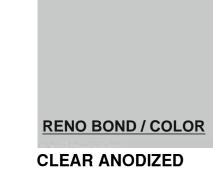


TOP OF PARAPET

↑ TOP OF ROOF

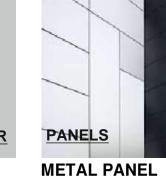
TOP OF SUBFLOOR



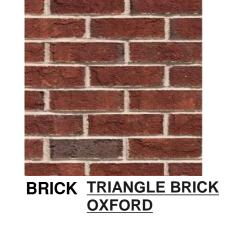


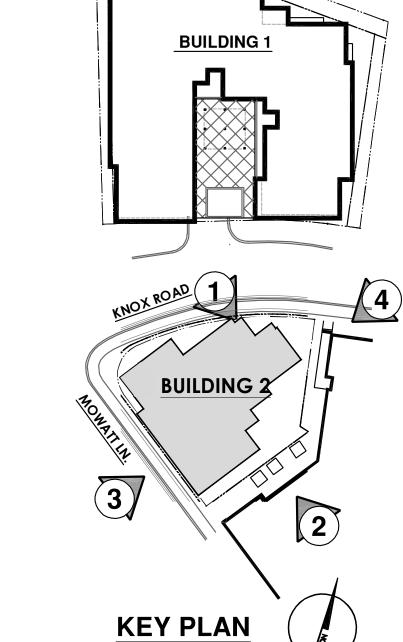
- FIBER CEMENT SIDING 1

FIBER CEMENT SIDING 2









_		TOP OF PARAPET	BRICK	FIBER CEMENT SIDING 2	T — STUCCO 1 — STUCCO 2	— FIBER CEMENT SIDING 1
		TOP OF ROOF				
	0	LEVEL 9 - TOP OF SUBFLOOR			S	
	9-101-6	LEVEL 8 - TOP OF SUBFLOOR	B		GH	
	10'-6	LEVEL 7 - TOP OF SUBFLOOR			A	
	106	LEVEL 6 - TOP OF SUBFLOOR			Ĕ F	
102'-6"	10-6	LEVEL 5 - TOP OF SUBFLOOR				
	10'-6'	LEVEL 4 - TOP OF SUBFFOOR				
	10'-6	LEVEL 3 - TOP OF SUBFLOOR			ACTION OF THE STATE OF THE STAT	
		LEVEL 2 - TOP OF SUBFLOOR				
	13'-0"10'	LEVEL 1 -				

**BLD. 2 ELEVATION - SOUTHWEST** 

TOP OF SUBFLOOR LEVEL 7 -TOP OF SUBFLOOR LEVEL 6 -TOP OF SUBFLOOR LEVEL 5 -TOP OF SUBFLOOR TOP OF SUBFFOOR LEVEL 3 -TOP OF SUBFLOOR LEVEL 2 -TOP OF SUBFLOOR TOP OF SUBFLOOR

BLD. 2 ELEVATION - EAST (MOWATT LN)

— STUCCO 2

STUCCO 1





**BLD. 2 ELEVATION - SOUTH (KNOX ROAD)** 

ALLOWED UPPER LEVEL OPENINGS: 20%- 70% / PROVIDED : 20% PER FLOOR (COMPLIANT) THE G.F. ALONG BLD. FRONTAGE STORE FRONT: 50%- 70% / PROVIDED: 52% (COMPLIANT)

**REVISIONS** 

01 11/12/2020 - BLD 2 FOOTPRINT AND ELEVATION CHANGES - BUILDING 1 EASTWEST ELEVATION PARKING LOUVER SWITCH TO BRICK DETAILING

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**BUILDING 2 ELEVATIONS** 

**DSP-25** 



FRONT 33'-0" X 2'-9" AREA 91 SF

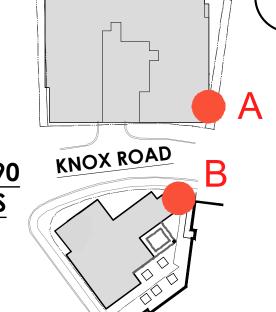


**DIMENSIONS: 33'-0" X 3'-0"** 

**3" DEEP ALUMINUM RETURNS** 

1" TRIM CAP WITH WHITE ACRYLIC FACES **RETURNS AND TRIM CAP TO MATCH SW6990** INTERNALLY ILLUMINATED WITH WHITE LEDS **SIGN TYPE:** 

FACE ILLUMINATED CHANNEL LETTERS -**ARIAL BOLD FONT** 









-SIGN A3 **QUANTITY: 1 DIMENSIONS: 6'-7" X 1'- 0" / 3" DEEP ALUMINUM RETURNS** 1" TRIM CAP WITH WHITE ACRYLIC FACES **RETURNS AND TRIM CAP TO MATCH SW6990 INTERNALLY ILLUMINATED WITH WHITE LEDS SIGN TYPE:** 

**FACE ILLUMINATED CHANNEL LETTERS - ARIAL BOLD FONT** FRONT 6'-6" X 1'-0" / AREA 6.5 SF

SIDE 3" DEEP



2 - BLD. 1 - RESIDENTIAL LOBBY ENTRANCE







1 - BLD. 1 - COMMERCIAL LOBBY ENTRANCE 3 - BLD. 2 - RESIDENTIAL LOBBY ENTRANCE



-SIGN A2 SW6990 **QUANTITY: 4** DIMENSIONS: 11'-0" X 1'- 0" 3" DEEP ALUMINUM RETURNS 1" TRIM CAP WITH WHITE ACRYLIC FACES **RETURNS AND TRIM CAP TO MATCH** SW6990 INTERNALLY ILLUMINATED WITH WHITE LEDS **SIGN TYPE:** FACE ILLUMINATED CHANNEL LETTERS -**ARIAL BOLD FONT** 



FRONT 11'-0" X 1'-0" AREA 11 SF

SIDE 3" DEEP

# **MURAL - DESIGN :**

# **TYPICAL MURAL DESIGN INTENT** FOR ALL 3 MURAL LOCATIONS

This image is meant to depict the basic design intent for the murals regarding color, theme, and content and is for illustrative representation only. The final draft for the murals may vary.

# - DIMENSIONS : 46'-0" X 9'-0"

# 2 - DIMENSIONS : 40'-0" X 14'-0"



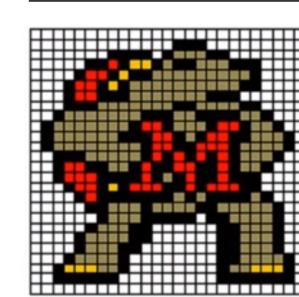
**BUILDING 2 MURAL** 



**BUILDING 1 WEST MURAL** 

KNOX ROAD

# **CONCEPT IMAGERY FOR MURAL:**



**ABSTRACT INTERPRETATION OF UNIVERSITY MASCOT** AND SCHOOL PRIDE





**ABSTRACT** 



PROPOSED MURAL **DESIGN THEME (ACTUAL** FINAL ARTWORK TBD)

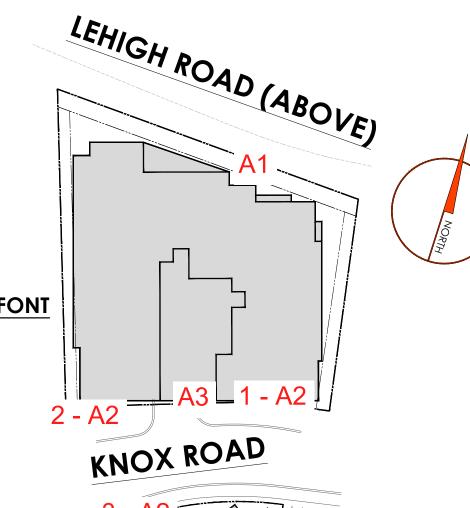
# -SIGN A1 SW6990 **QUANTITY**: 2 **DIMENSIONS: 6'-0" X 1'- 0" / 3" DEEP ALUMINUM RETURNS**

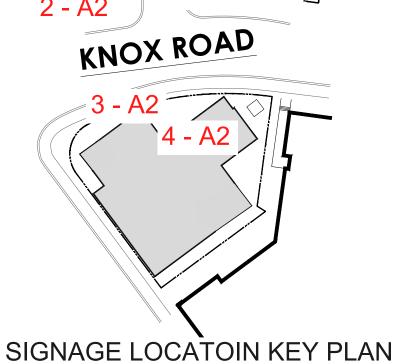
1" TRIM CAP WITH WHITE ACRYLIC FACES RETURNS AND TRIM CAP TO MATCH SW6990 INTERNALLY ILLUMINATED WITH WHITE LEDS

**SIGN TYPE: FACE ILLUMINATED CHANNEL LETTERS - ARIAL BOLD FONT** 

SIGN SIDE 3" DEEP **AREA 6 SF** 







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structural, and MEP design requirements

unit plan / floor plan changes, etc.) © 202

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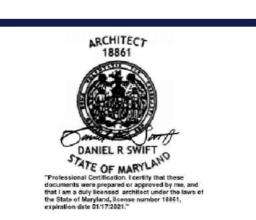
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SITE SIGNAGE / **ARTWORK** 

**DSP-26** 

ORG. DATE - 07/31/20

SIGNAGE ORDINANCE REQUIREMENTS **BUILDING 1:** 

**KNOX ROAD** SF ALLOWED: 228SF (10% COMMERCIAL SF) SF PROPOSED: 120 SF

TOTAL PAINTED MURAL SF: 1000 SF ( ALLOWED TOTAL PAINTED MURAL SF: 740SF (ALLOWED TO EXCEED 10% COMMERCIAL SF)

**LEHIGH ROAD** SF ALLOWED: 118 SF

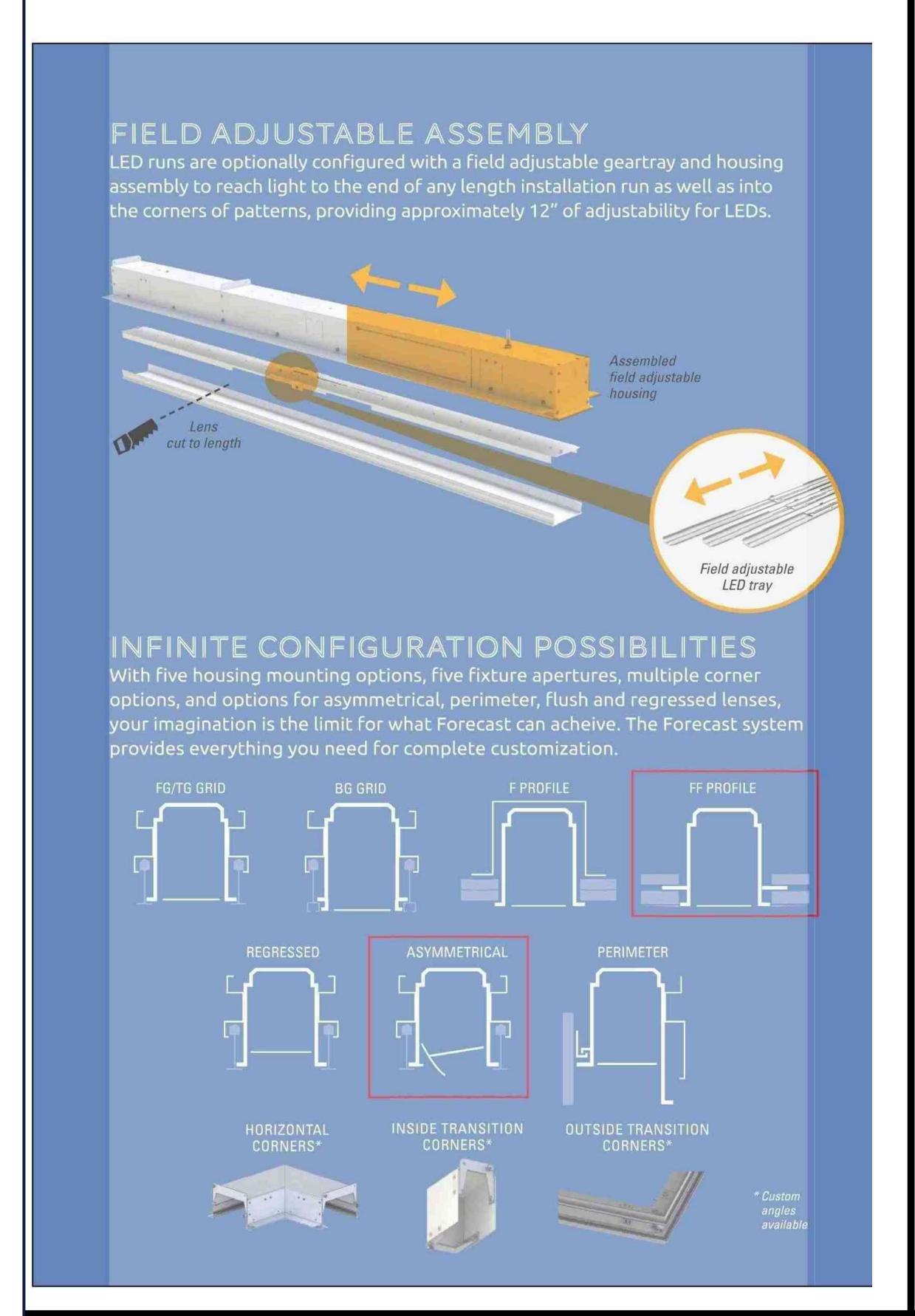
SF PROPOSED: 6 SF

BUILDING 2:

KNOX ROAD SF ALLOWED: 174 SF SF PROPOSED: 126 SF

TO EXCEED 10% COMMERCIAL SF)

# LED LINEAR LIGHT FIXTURE - C



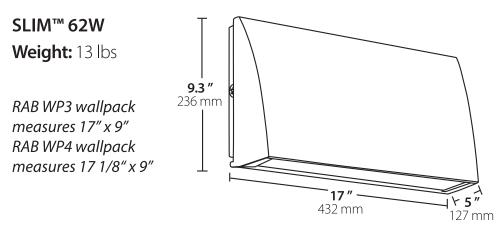
# **EXTERIOR RECESSED LIGHT FIXTURE - B**



	4 W	8 W	13 W
_c 	Ø 2.5in	Ø 3.8 in	Ø 5.4 in
_cy	Ø 2.5 in	Ø 3.8 in	Ø 5.4 in
Accessories	(HC) (DL)	HC DL	(HC) (DL)
Finish	7		7
CRI 80	2700K 3000K 4000K	2700K 3000K 4000K	<mark>2700K</mark> 3000K 4000K
Optics	Spot Medium Flood Flood Asymmetric	Spot Medium Flood Flood	<mark>Spot</mark> Medium Flood Flood
Driver	On/Off 0-10V	On/Off 0-10V	On/Off 0-10V
Current	C.C.	C.C. C.V.	C.C. C.V.
(N)	3.4 in	3.4 in	5 in



WALL MOUNTED EXTERIOR LIGHT FIXTURE - A





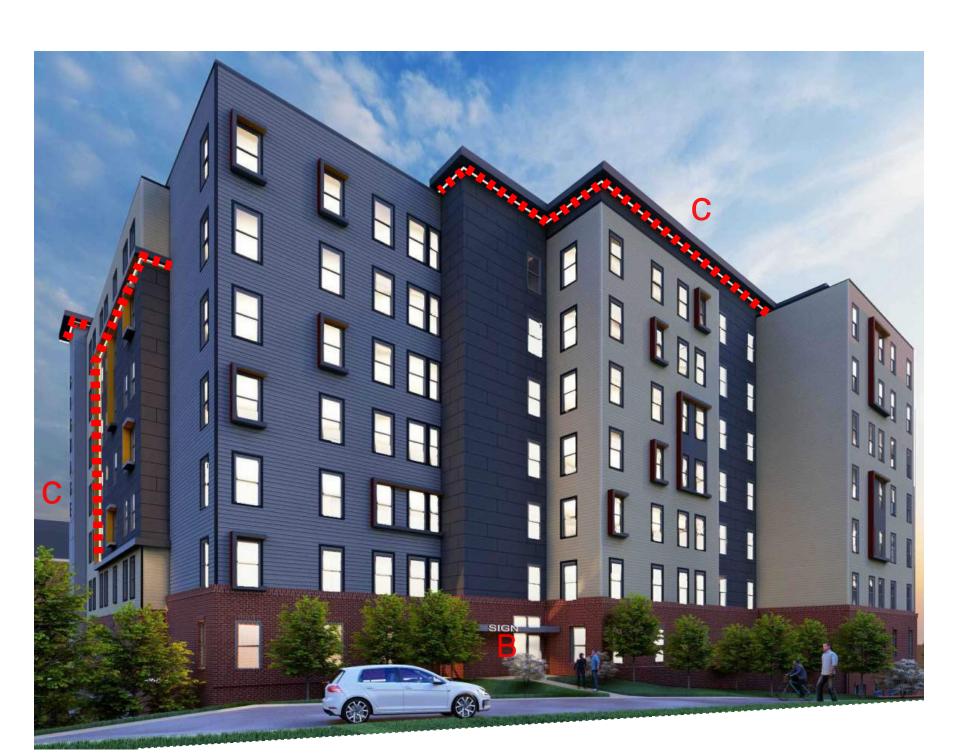
# **EXTERIOR LIGHT LOCATIONS**



SOUTH WEST VIEW BUIDING 1 AND BUILDING 2



SOUTH EAST VIEW BUIDING 1 AND BUILDING 2



NORTH EAST VIEW BUIDING 1

REVISIONS								
ΞV	DATE	COMMENT	DRAWN CHECKE					
1	11/12/2020	- BLD 2 FOOTPRINT AND ELEVATION CHANGES - BUILDING 1 EASTIWEST ELEVATION PARKING LOUVER SWITCH TO BRICK DETAILING	JW					

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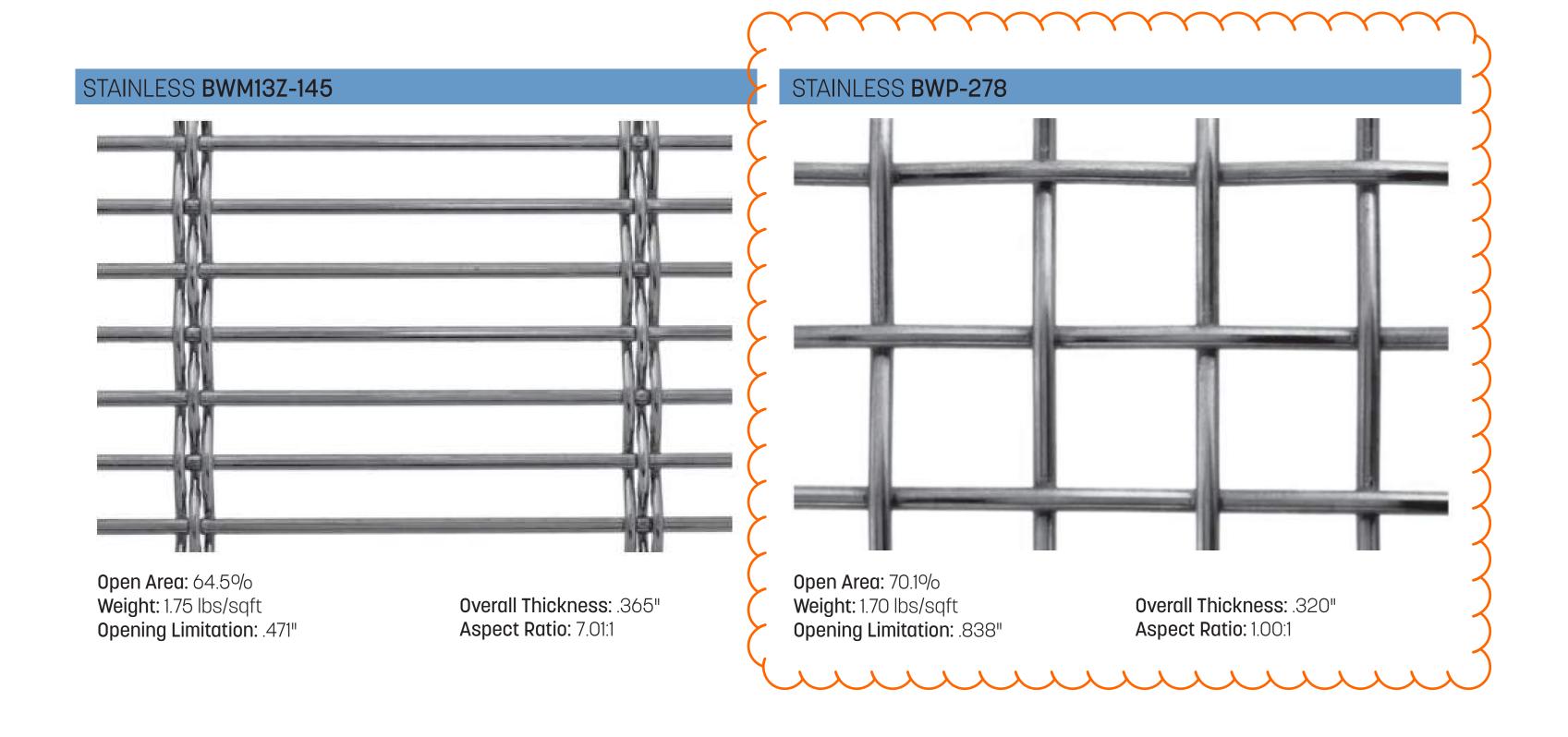
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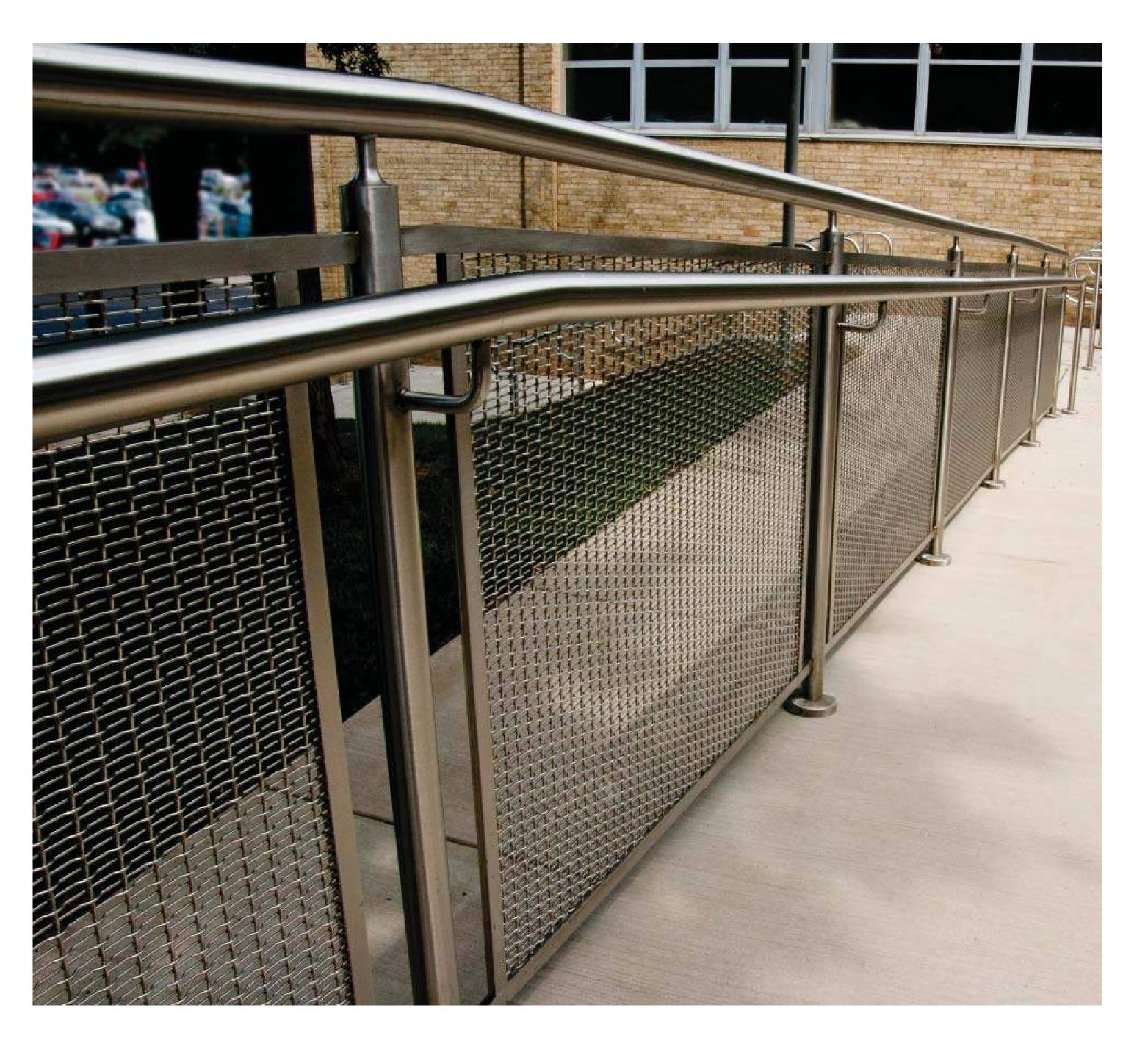
SIGNAGE INFO CHART/ LIGHTING **CUT SHEETS** 

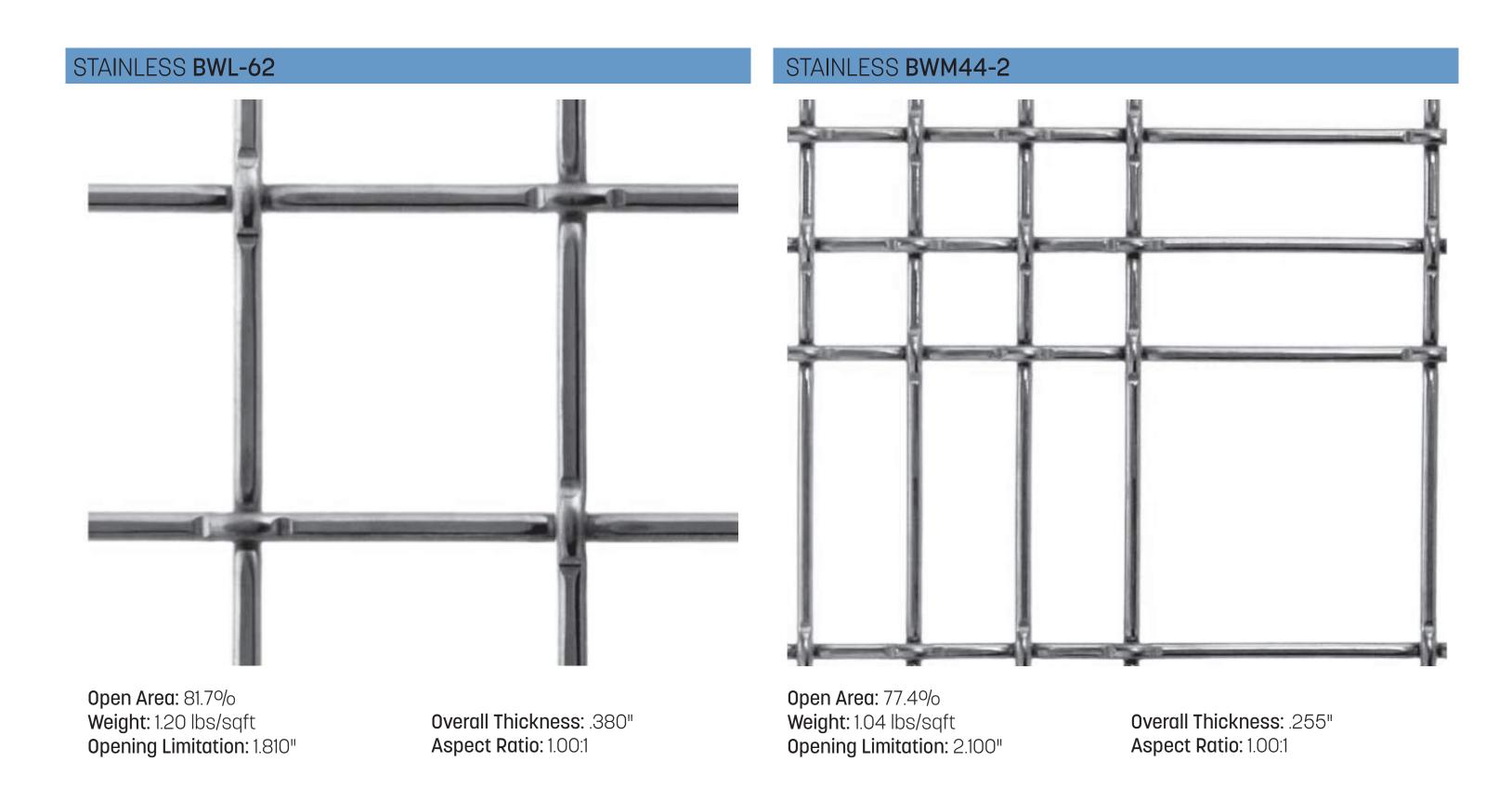
**DSP-27** 

# LARGE WEAVE









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**DESIGN INTENT** 

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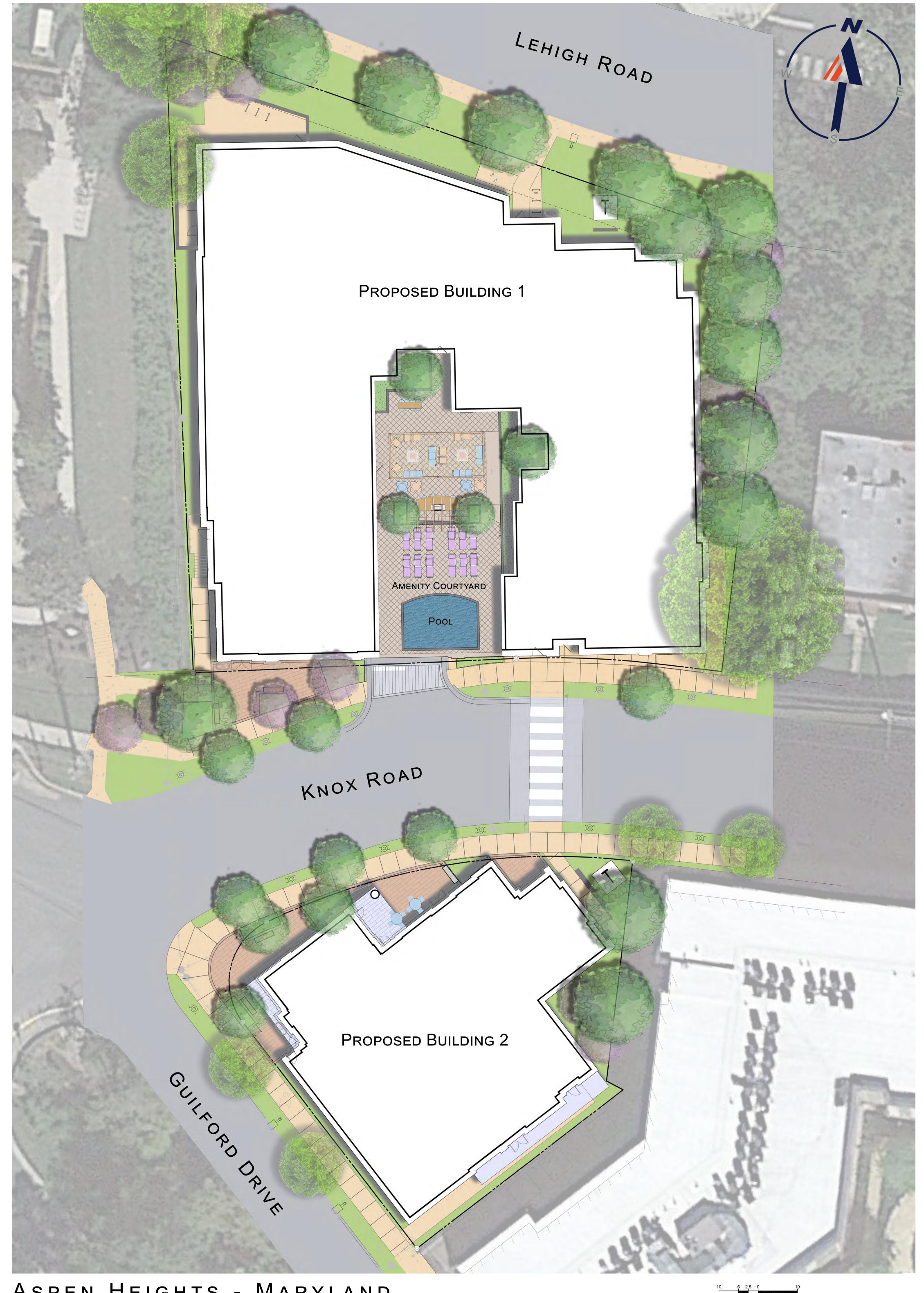
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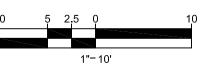
**DSP-28** 

# SQUARE MESH RAILING CUT SHEET AND EXAMPLE IMAGE



ASPEN HEIGHTS - MARYLAND

MB192199



03-04-2021